

A photograph of the Rockyview Health Centre, a multi-story concrete building with large glass windows. The building features signage for 'ROCKYVIEW HEALTH CENTRE' at the top, 'MOUNTAIN VIEW MEDICAL CENTRE' on the second floor, and 'CLARITY LASER VISION' on the third floor. A white SUV is parked in the foreground parking lot. The sky is clear and blue.

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For Sublease

1,104 SF Move-In Ready **Medical Suite**

Rockyview Health Centre, Building 1 | Suite 308, 1011 Glenmore Trail SW

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Royal Bank Building
Suite 900
335 - 8th Avenue SW
Calgary, AB T2P 1C9

Property Overview

Available Space	Suite 308: 1,104 SF
Net Rent	Market Sublease Rates
Additional Rent	\$19.72 PSF (est. 2025)
Term	Term Expires May 31, 2027 – Headlease Extension Available
Occupancy	Available May 1, 2026
Parking	2 Surface Stalls

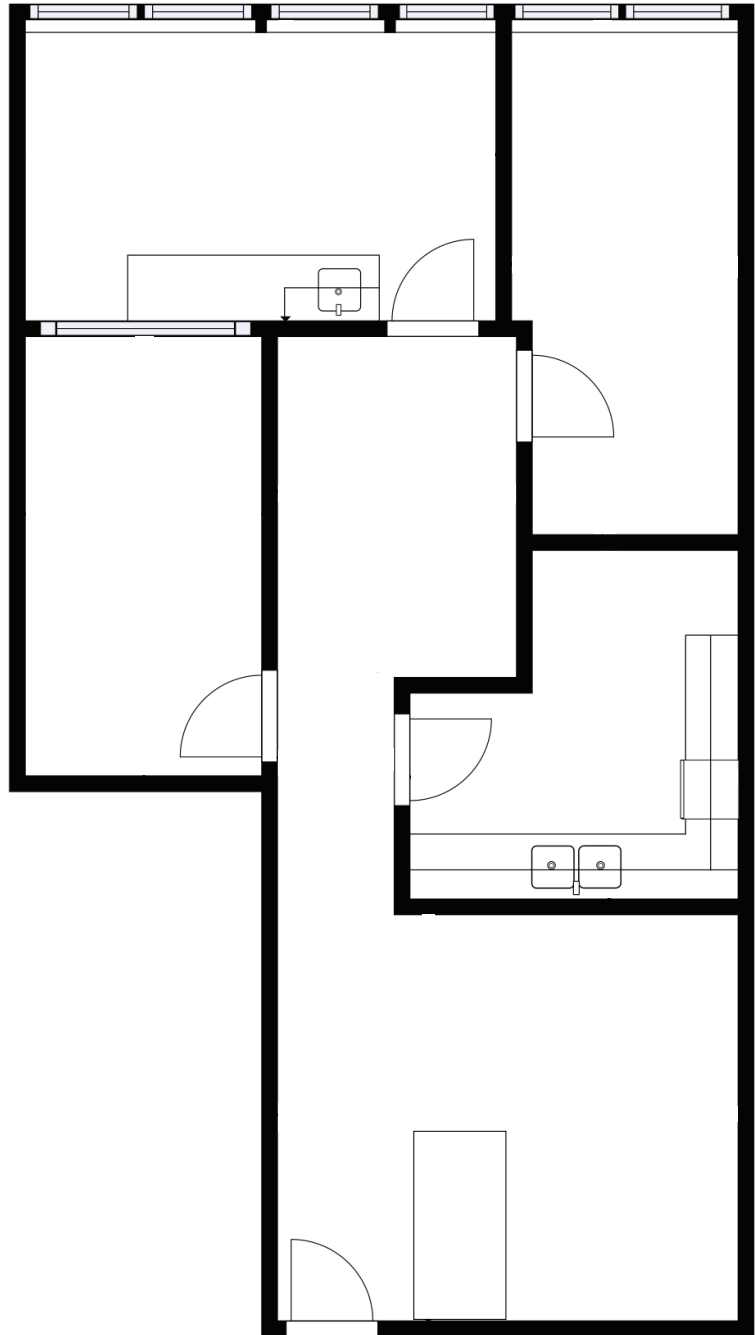
Click or Scan For Virtual Tour



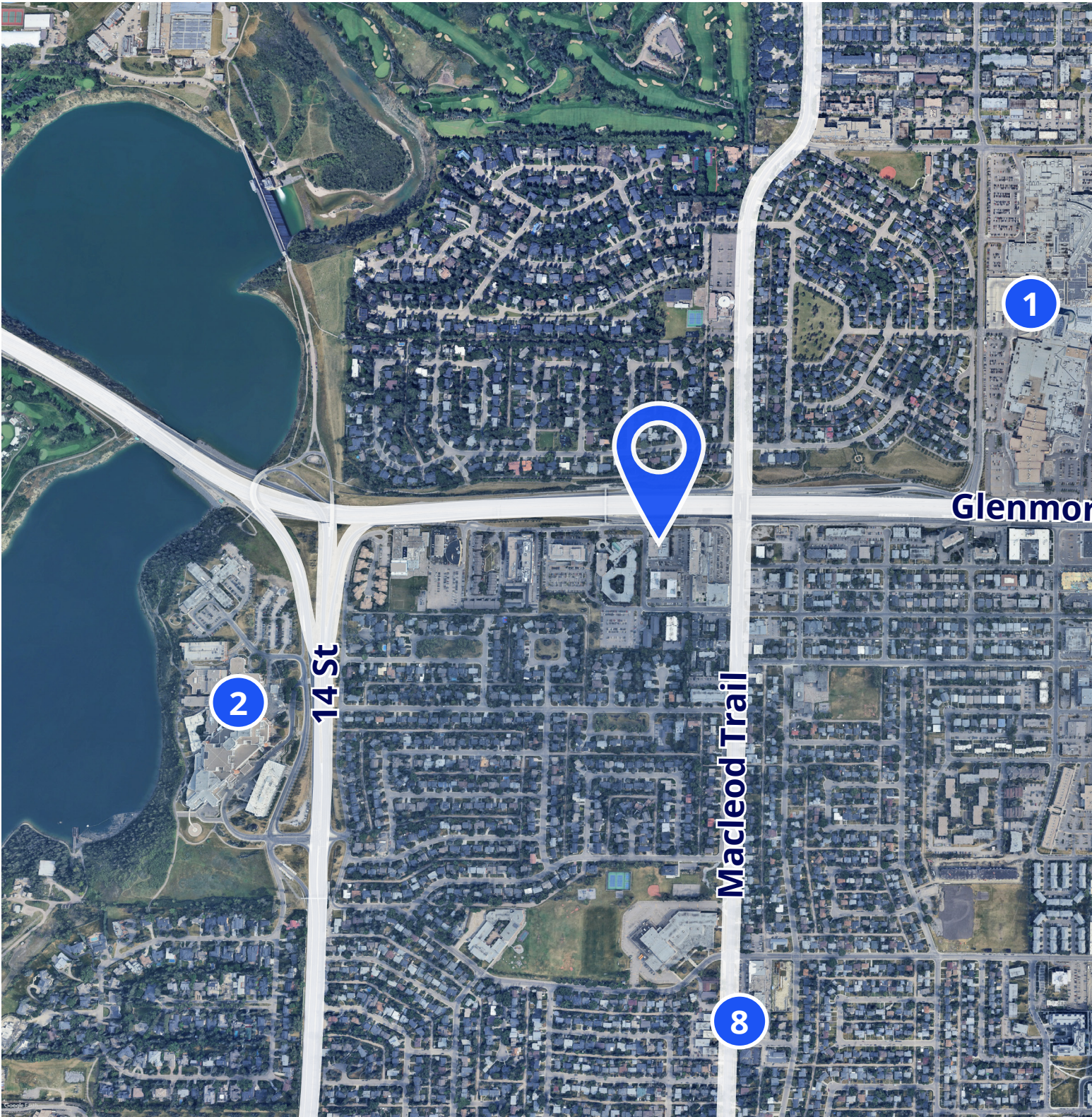
Floor Plan

Suite 308 | 1,104 SF

- 3 Offices / Clinic Rooms
- Kitchenette & Storage Room
- Reception



Amenities Map



Key Drive Times

3



5 Minutes
**Rockyview
General Hospital**



6 Minutes
**CF Chinook
Shopping Centre**



13 Minutes
**Downtown
Calgary**

4

re Trail

5

1 CF Chinook Shopping Centre

6

5 Smuggler's Inn Steak House

7

2 Rockyview General Hospital

6 Bolero Brazillian BBQ

3

3 Staples

7 Cactus Club Cafe

4

4 Chinook Station

8

8 Leopold's Tavern



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