

RIO CAN



OFFICE SUITES RIOCAN GLENMORE

1600 - 90 AVENUE SW

FROM 987 SF - 12,058 SF

SECOND FLOOR OFFICE + MEDICAL
SUITES FOR LEASE

FEATURES:

- AMPLE FREE SURFACE PARKING (UP TO FOUR HOURS)
- EASY ACCESS/EGRESS OFF 14TH STREET & 90TH AVENUE SW
- AUTOMATIC DOOR LOCKING SECURITY SYSTEM
- PREMISES ACCESSIBLE BY ELEVATOR OR STAIRS
- AMPLE RETAIL AMENITIES INCLUDING SAFEWAY, MCDONALDS, STARBUCKS, TD CANADA TRUST

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RIOCAN GLENMORE BUILDINGS "A" & "D" PROPERTY INFORMATION:



- TERM: FLEXIBLE TERMS CONSIDERED
- MARKET RATE- CALL FOR DETAILS
- 2025 BUDGETED OPERATING COSTS- BUILDING "A" \$27.27 PSF, BUILDING "D" \$15.39 PSF
- IMPROVEMENT ALLOWANCE/TURNKEY PACKAGES NEGOTIABLE
- PARKING: AMPLE FREE SURFACE LOT PARKING
- BUILDING "A" FEATURES 2ND FLOOR PATIO ACCESS
- ZONING: C-C2
- CENTRE ANCHORED BY LONG STANDING RETAIL TENANTS

BUILDING "A" LEASING OPPORTUNITIES:

SUITE #	RENTABLE AREA	COMMENTS
#A201	3,633 SF	Reception, 5 offices, kitchen, in-suite washroom & boardroom
#A203	1,087 SF	Reception, 3 offices, kitchen & break-out room
#A205	1,518 SF	Reception, open area plan, storage & plumbing for sink
#A207	2,007 SF	Reception, open area & sink
#A208	987 SF	2 large meeting rooms & storage
#A211	1,768 SF	Available 60-90 days notice. Reception, 3 offices, boardroom, kitchen & open area.
#A271	1,058 SF	Reception, 1 office, 2 exam rooms (with sinks) - former medical use

ENTIRE SECOND FLOOR AVAILABLE - UP TO 12,058 SF

BUILDING "D" LEASING OPPORTUNITIES:

SUITE #	RENTABLE AREA	COMMENTS
#D275	1,179 SF	Available January 1, 2026 Second floor, existing medical clinic

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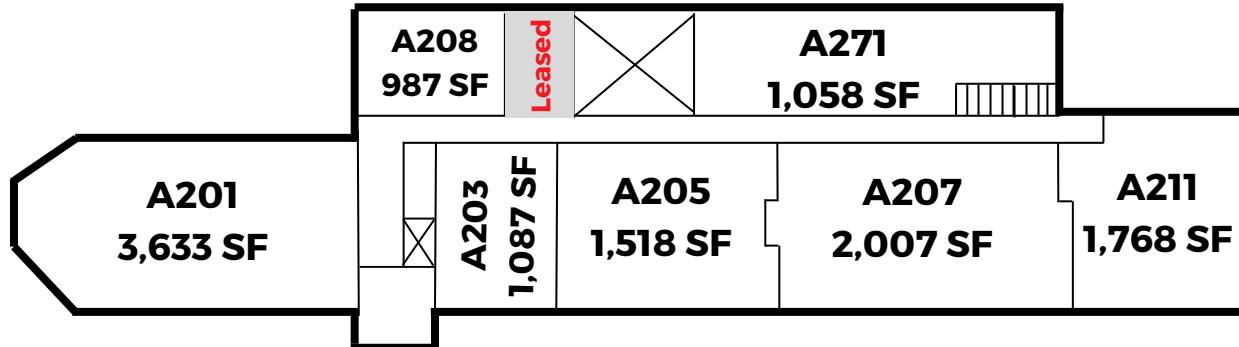
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RIOCAN GLENMORE - BUILDING "A" 2ND FLOOR



BUILDING "A" VIRTUAL TOURS



SUITES A203, A205, A207 & A211 ARE CONTIGUOUS UP TO 6,380 SF



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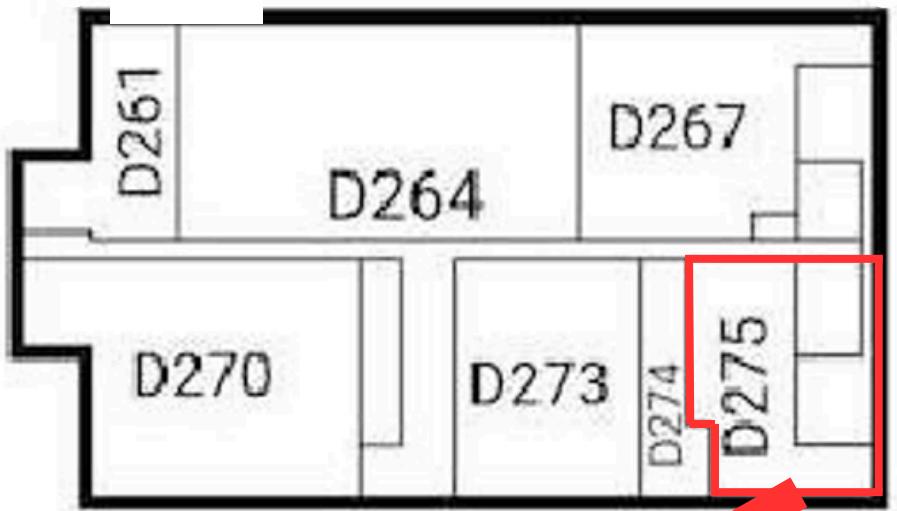
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RIOCAN GLENMORE - BUILDING "D"



BUILDING "D" SECOND FLOOR



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SITE MAP & AREA DEMOGRAPHICS



2nd Floor Professional Building



- Ward 11 Total Area Population of 102,435 with the highest demographic being individuals between 15 and 64 years of age.
- Average household annual income of \$95,000.00
- Households with children 35%

A100	1600 World Bier Haus	4,871 SF	A124	Ducks & Company	967 SF	A305	Glenmore Healthcare	1,689 SF	C158	StretchLab	1,460 SF	D270	Safeway	2,908 SF
A101	Cell Phone Repair		A126	Running Room	1,945 SF	A306	Acupuncture And	822 SF	D161	Bank of Montreal	3,479 SF	D273	Glenmore Landing	1,687 SF
	(Tbd) Glenmore	78 SF	A128	Mirage Nail & Spa	969 SF	B100	Safeway	52,465 SF	D167	Glenmore Landing	6,958 SF	D274	Pharmacy	
A102	Landing		A130	Crafted Goods	1,087 SF	C143	TD	4,709 SF	D168	Pharmacy	The Glenmore Landing	D274	Glenmore Landing	741 SF
A103	Subway	1,206 SF	A201	Available	3,027 SF	C144	Pirho	818 SF	D171	Vision Center	1,261 SF	D275	Dr. Mish & Dr.	1,058 SF
A104	Connect Hearing	1,313 SF	A203	Available	1,066 SF	C146	Lakeside Humidor,		D171	Starbucks	2,248 SF	E183	Stojanovic	
A105	Nova Cannabis	2,337 SF	A205	Available	1,508 SF	C147	Vape, Smoke & Cigars	805 SF	D172	Booster Juice	604 SF	E184	Good Earth Cafe	1,863 SF
A110	Cobs Bread	1,291 SF	A207	Available	1,672 SF	C148	Glenmore Alterations	592 SF	D174	Bright Smile Dental	1,619 SF	E185	Pizza Bank	366 SF
A112	Margareta Design	1,293 SF	A208	Available	1,025 SF	C149	Gypsy Rose Flowers	833 SF	D178	Centre		E187	McDonald's	6,980 SF
A114	Suzanne's	2,033 SF	A210	Available	495 SF	C150	Fishman's Personal		D261	Razor's Edge	616 SF			
A116	Esthetica Hair Design	2,001 SF	A211	Available	1,664 SF	C150	Care Cleaners	610 SF		Available	979 SF			
A118	H&R Block	1,229 SF	A271	Available	881 SF	C153	Gas Bar	4,800 SF	D264	Calgary Laboratory				
A120	Naot - Comfort Shoes	929 SF		Shelley Stokes		C155	Landing Animal Clinic	1,174 SF		Services	3,681 SF			
A122	Taco Time	1,202 SF	A301	Professional	2,709 SF	C157	Liquor Store	3,873 SF	D267	Leading Edge				
A123	Telus	737 SF		Corporation						Physiotherapy	3,280 SF			

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