



For Lease

Wesmount Campus

4954 and 5010 Richard Road SW
Calgary, AB

Available retail spaces:

1,645 SF, and 2,457 SF

Close proximity to Mount Royal University, Flames
Community Arenas, North Glenmore Park, Lakeview,
and Marda Loop



Property overview

- Modern inner city corporate campus containing 780,000 SF of Class A office buildings with tremendous potential for amenity retail uses
- Close proximity to Mount Royal University, Flames Community Arenas, North Glenmore Park, Lakeview, and Marda Loop
- Along Richard Road and Mount Royal Gate near the Glenmore Trail/Crowchild Trail interchange
- Convenient access from multiple access points, excellent directional signage and convenient visitor parking areas provide both onsite and visitor customers convenient access to existing and future retail operators
- Space plan prepared specifically for coffee shop operation, including equipment layout and customer flow design

Westmount Corporate Campus Certifications & Awards

4954 Richard Road SW

- BOMA BEST Gold Certification
- Fitwel Viral Response Certification
- Energy Star Certification

5010 Richard Road SW

- BOMA BEST Silver Certification
- Fitwel Viral Response Certification



Property details

Municipal address	4954 & 5010 Richard Road SW Calgary, AB
Available space	4954 - Unit 115: 2,457 SF 5010 - Unit 110: 1,645 SF
Lease rate (PSF)	Market
Additional rent (PSF)	4954 Richard Road SW Additional Rent: \$20.40 (Est. 2026) 5010 Richard Road SW Additional Rent: \$25.63 (Est. 2026)
Available	Immediate
Zoning	DC
Major Tenants	4954 Richard Road SW Pandell, BMO Nesbitt Burns 5010 Richard Road SW Surrideo Orthodontics, Slokker Homes, Infinity Pediatrics
Other retailers	5010 - Freshii





Main floor leasing opportunity



Prime location suitable for Office or Retail

4954 - Unit 115 Specs

Size	2,457 SF
Availability	Immediate
Entrance	Entrance to main floor lobby
Power	225A 120/208V 3ph 42Ccts
Enhaust and Venting	HVAC: 5 VAVs with zone control, no exhaust
Plumbing and Water	Domestic cold water; dedicated hot water tank with leak prevention system; under sink sump pump

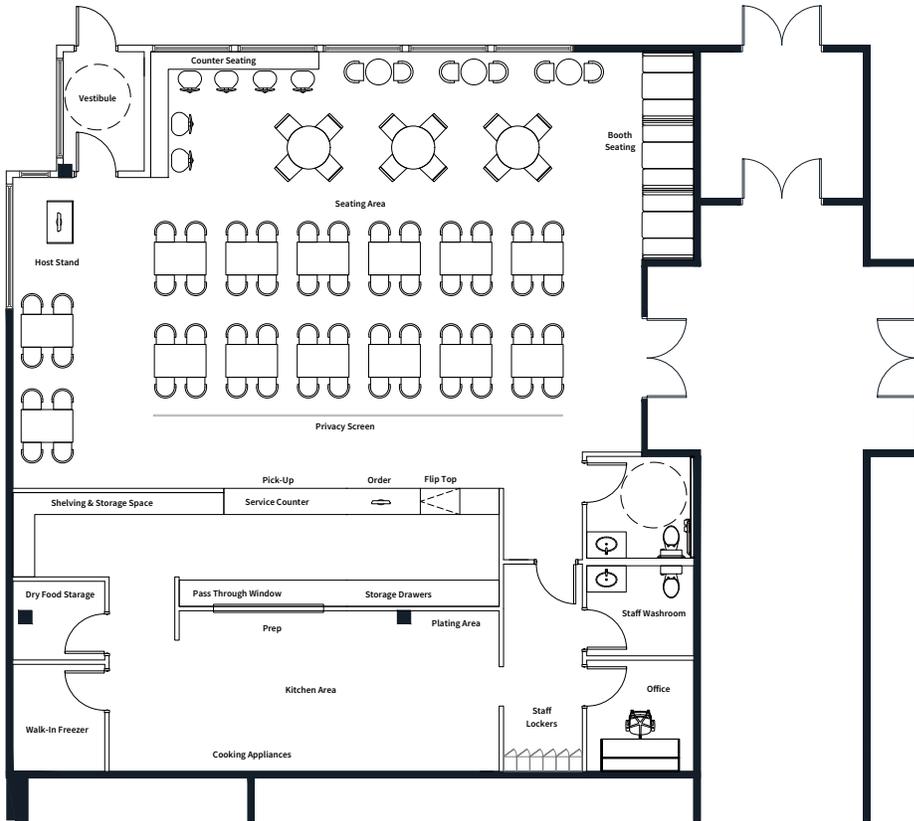
Preferred uses

- Coffee
- Quick service restaurant

Available space

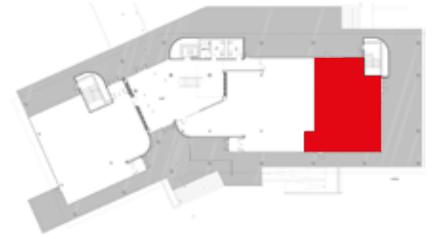
4954 Richard Road SW
Unit 115 | 2,457 SF

Test Fit: Coffee shop
plan for Unit 115

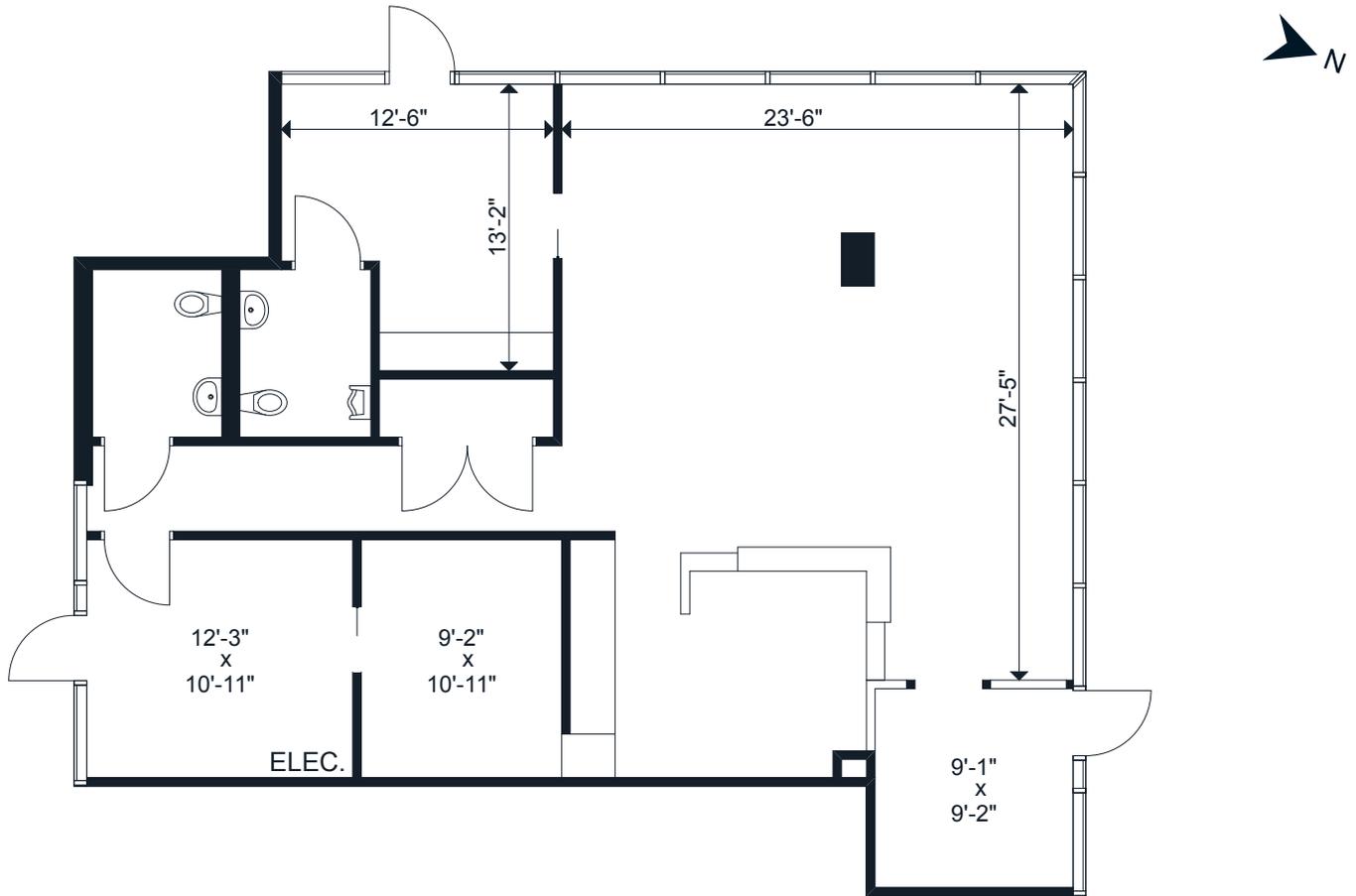


* Test Fit site plan Unit 115 not representative of existing improvements





Main floor leasing opportunity



Prime location suitable for Office or Retail

5010 - Unit 110 Specs

Size	1,645 SF
Availability	Immediate
Entrance	Exterior entrances at front and rear of suite
Power	225A 120/208V 3ph 60Ccts
Enhaust and Venting	HVAC: 5 VAVs with zone control, washroom exhaust fans
Plumbing and Water	Domestic cold water; dedicated hot water tank; 2 washrooms

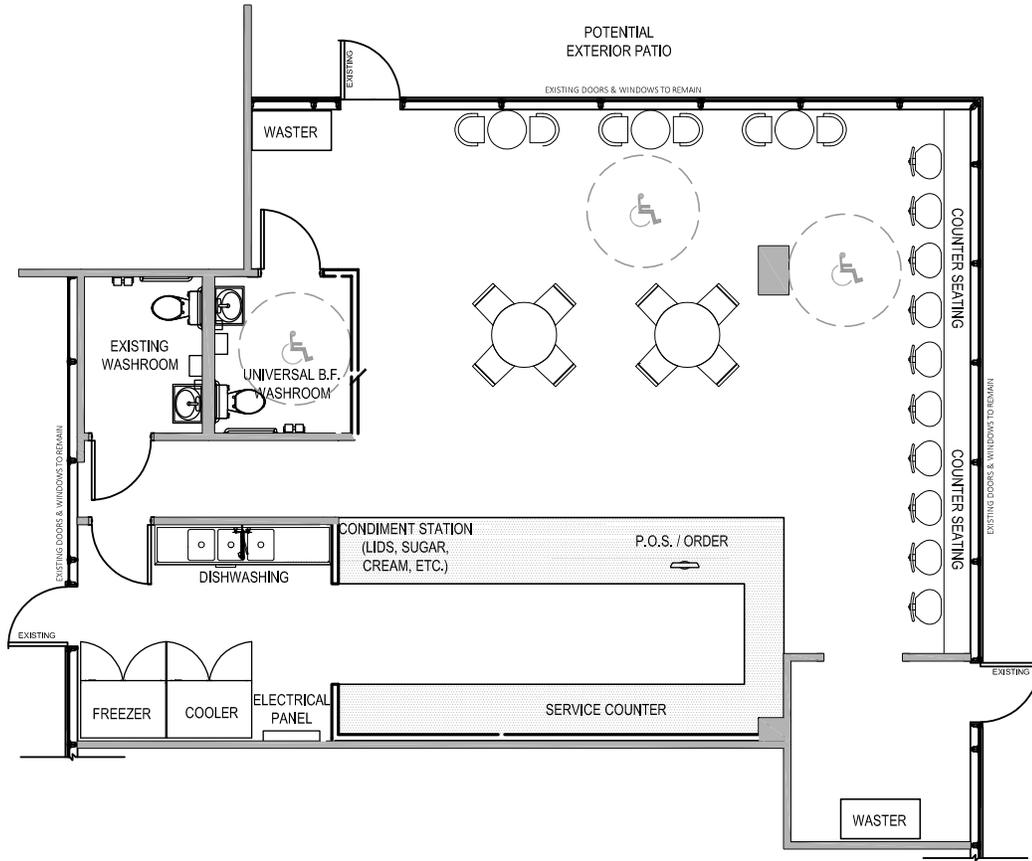
Preferred uses

- Coffee
- Quick service restaurant

Available space

5010 Richard Road SW
Unit 110 | 1,645 SF

Test Fit: Coffee shop plan for Unit 110



Area demographics

	1 km	3 km	5 km
 Population	6,843	60,718	180,895
 Households	2,821	25,060	80,183
 Avg. household income	131,655	159,397	150,830
 Median age	39	39	39





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