

PREMIUM MEDICAL SPACE FOR LEASE

5340 - 1 Street SW

Calgary, AB



MOVE-IN READY SPACE AVAILABLE

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**AVISON  
YOUNG**

5340 - 1 Street SW



# 5340 - 1 Street SW

YEAR BUILT	2010
NUMBER OF FLOORS	3
BUILDING SIZE	48,874 SF
FLOOR PLATE	16,291 SF
ADDITIONAL RENT (PSF) EST. 2026	\$24.36 PSF
PARKING	7.5: 1000 SF Underground stalls (\$150/month) Surface stalls (\$80/month) Hourly paid parking for visitors

## HIGHLIGHTS



Natural gas-fired HVAC boilers, AHU, MUA, chiller & cooling tower. Specialty HVAC system in Suite 301 (surgical space)



Ample surface and underground parking available for staff and visitors. Outdoor bicycle storage & loading dock



Centrally located: Within a 10-minute drive to Rockyview General Hospital, 5 minutes to Chinook Mall, and 15 minutes to Downtown



Secure building access with FOB entry, 24/7 camera surveillance, and after-hours mobile security checks



On-site pharmacy with cafe

SPACE DETAILS		
<b>SUITE</b>	<b>SIZE (SF)</b>	<b>AVAILABILITY</b>

**106** 1,179 Immediately



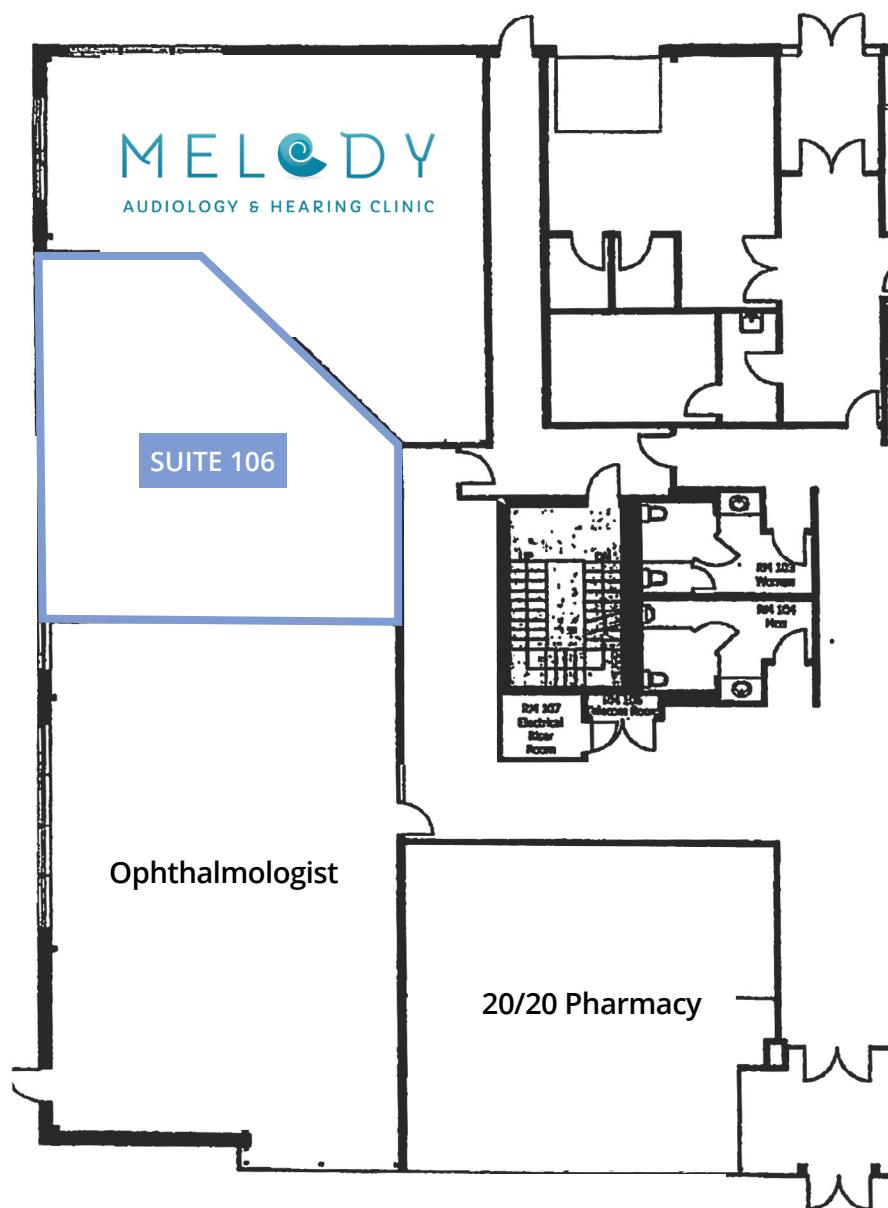
# 5340 - 1 Street SW

## FLOOR PLAN

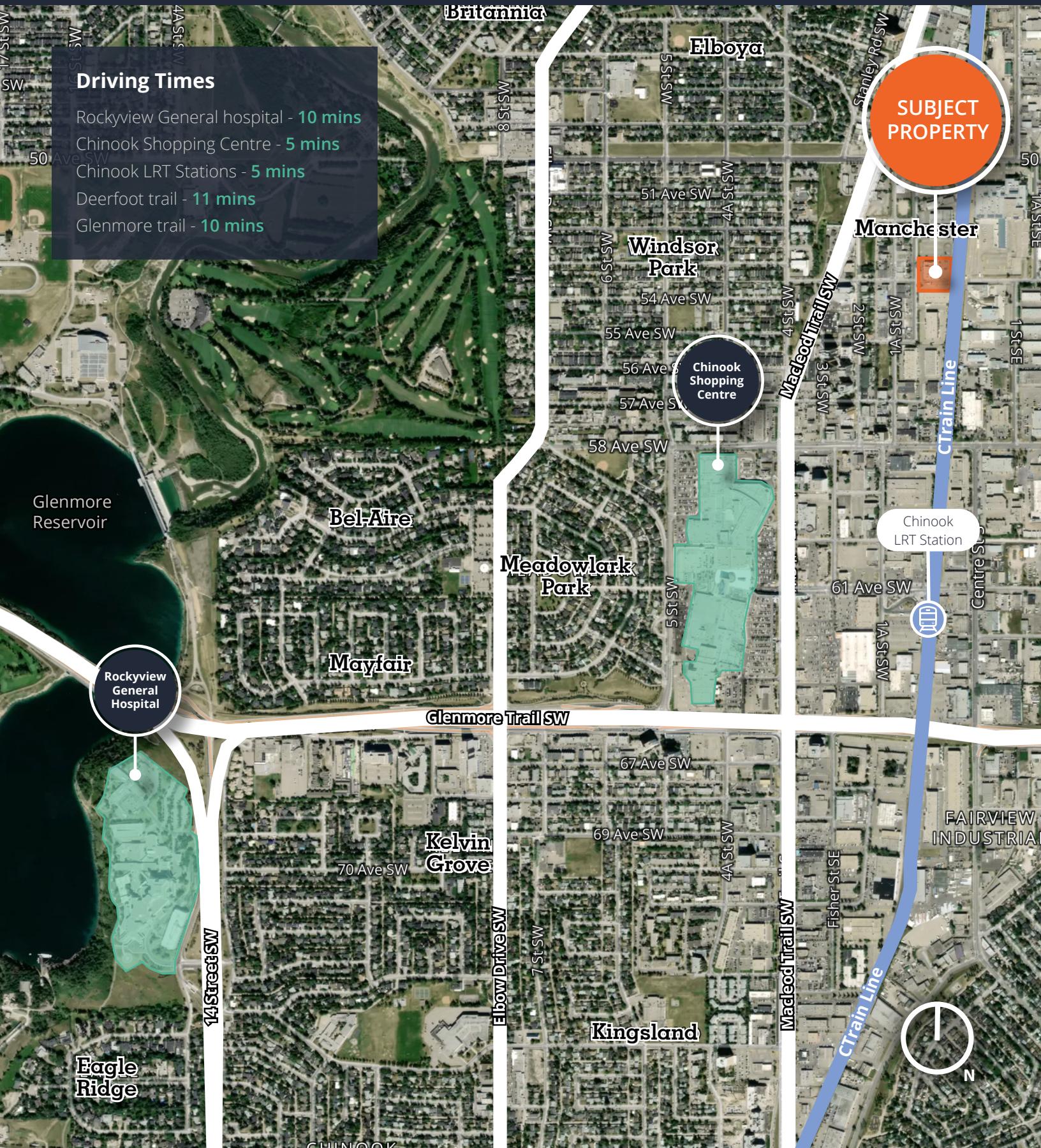
SUITE 106 1,179 SF

## HIGHLIGHTS

BASE BUILDING condition



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Let's  
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