

PREMIUM MEDICAL SPACE FOR LEASE

5340 - 1 Street SW

Calgary, AB



MOVE-IN READY SPACE AVAILABLE

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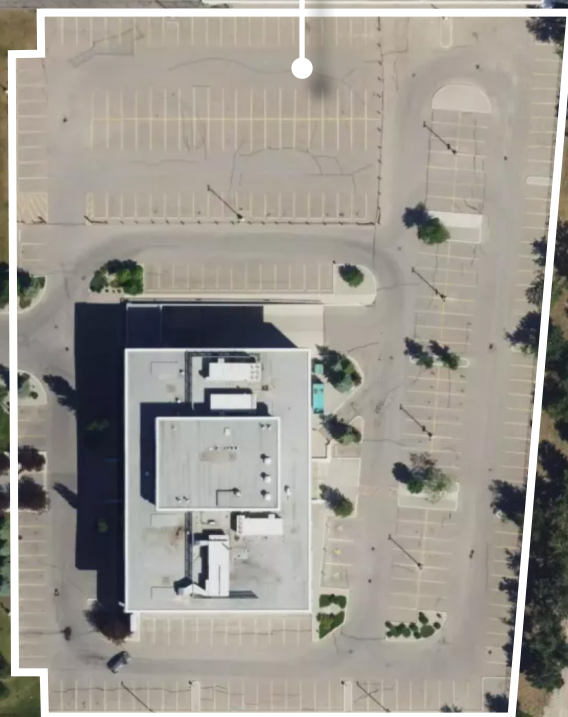
**AVISON
YOUNG**

5340 - 1 Street SW



20/20 Pharmacy

Ophthalmologist



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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

SUITE	SIZE (SF)	AVAILABILITY
106	1,179	Immediately



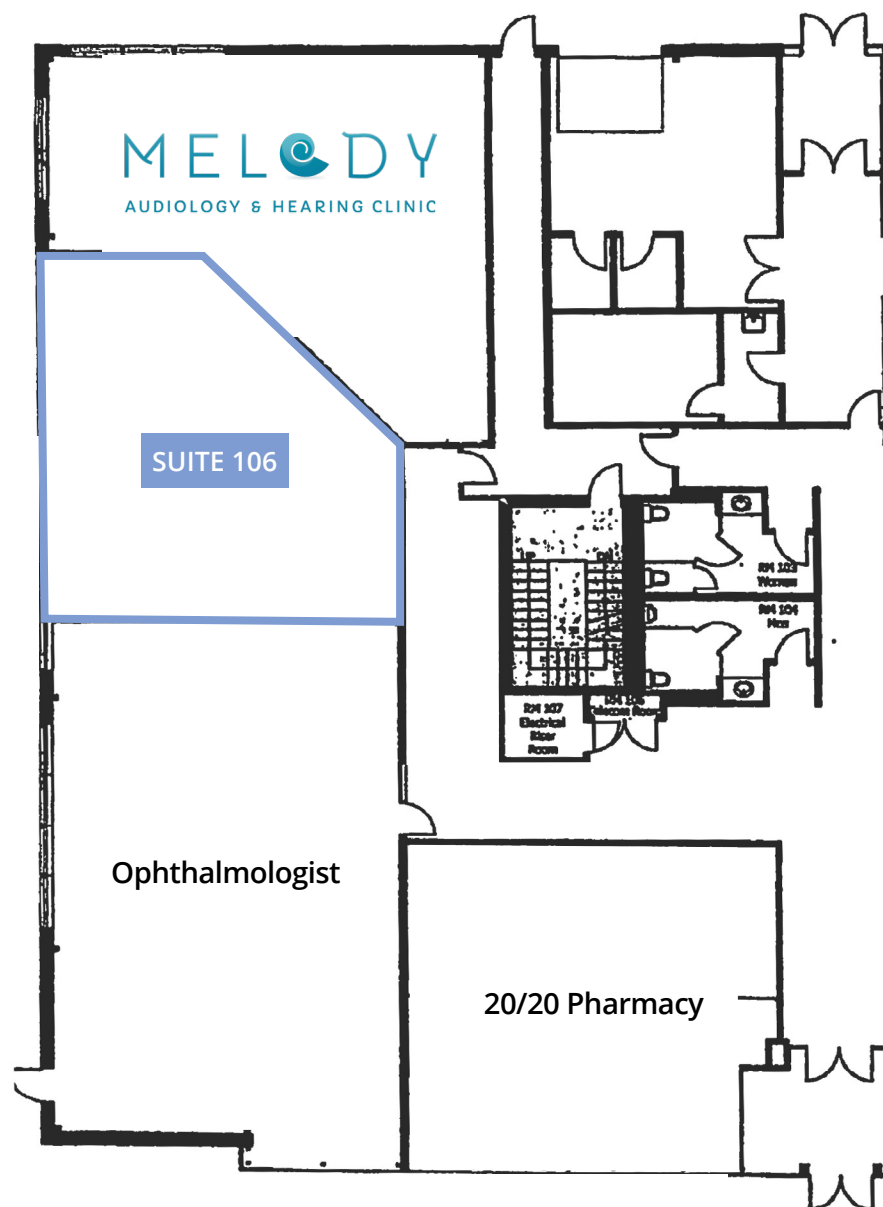
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FLOOR PLAN

SUITE 106 1,179 SF

HIGHLIGHTS

BASE BUILDING condition



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Driving Times

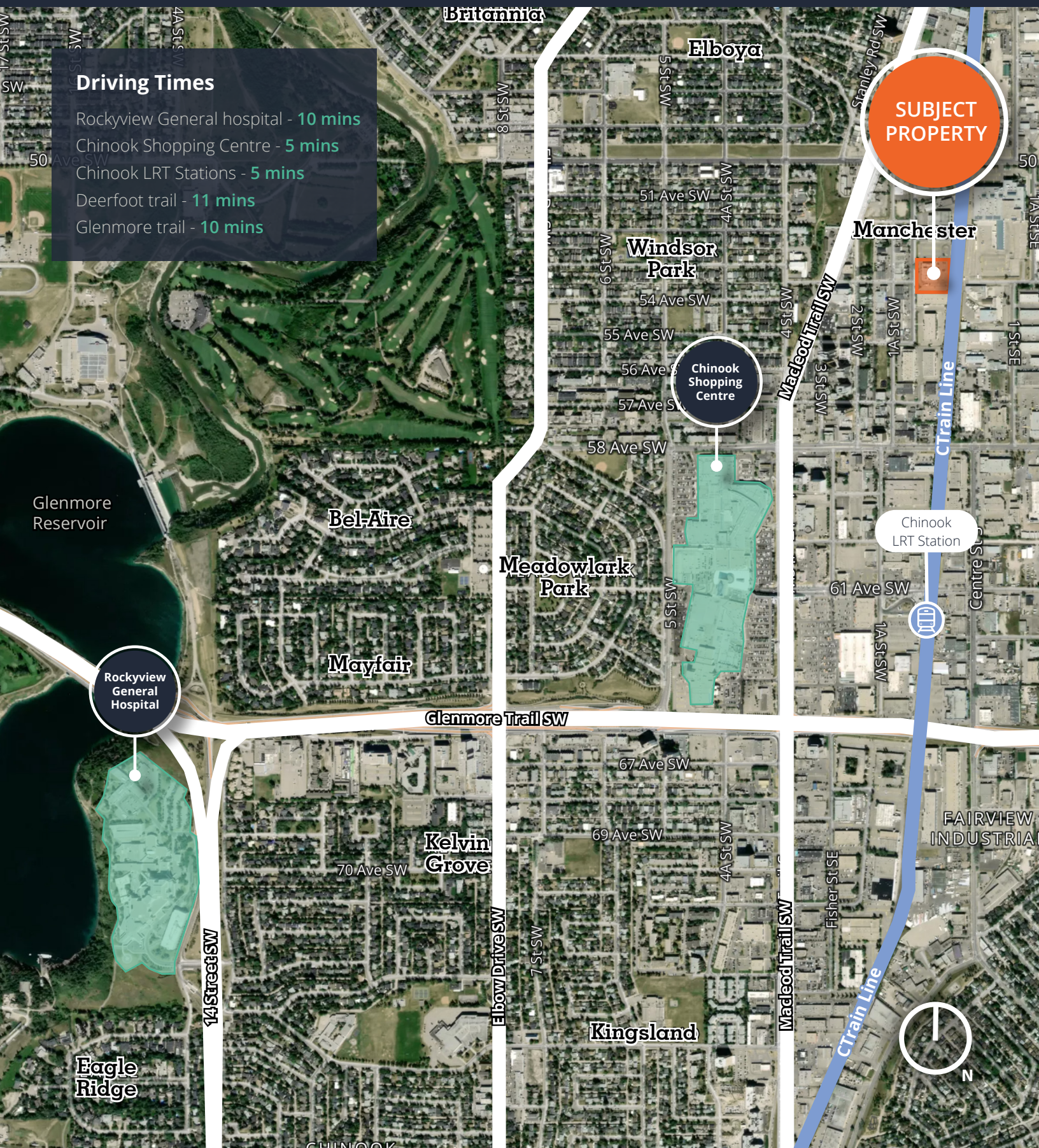
Rockyview General hospital - 10 mins

Chinook Shopping Centre - 5 mins

Chinook LRT Stations - 5 mins

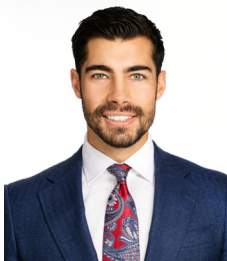
Deerfoot trail - 11 mins

Glenmore trail - 10 mins





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Let's connect.

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