

6020 Business Park

6020 - 1A Street S.W. | Calgary, Alberta



Office/Retail Lease Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton
Senior Leasing Manager
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kmorton@ronmor.ca



PROPERTY OVERVIEW



Central location ± 5 kms from downtown



Large on-site surface parking lot



Several area amenities including Chinook Centre / Professional Tower



Convenient access to Glenmore Trail, 58th Avenue, and MacLeod Trail



Excellent access to public transportation (LRT station and bus routes)



Building is suitable for both office and/or retail uses

Vacancy Details

Landlord's Legal Name:	6020 Business Park Ltd.
Rentable Area:	Unit 9 4,576 SF Unit 8 2,374 SF
Lease Rate:	Market
Annual Operating Costs:	$\pm \$16.10$ PSF + utilities
Availability:	Unit 9 Immediate Unit 8 May 1/26
Term:	5-10 years
Zoning:	DC
Parking:	No charge (surface + visitor)



LOCATION

6020 - 1A Street S.W. | Calgary, Alberta



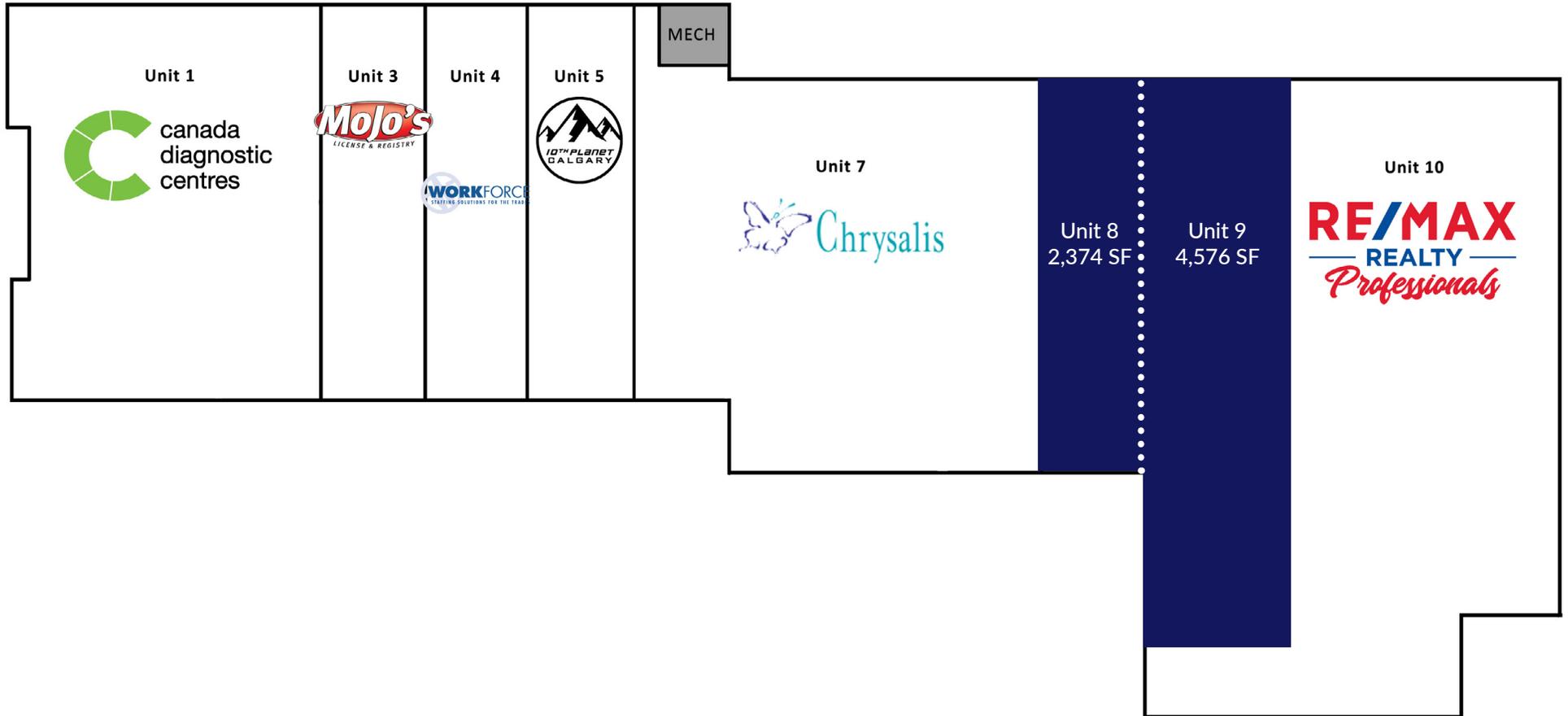
Area Businesses

- 1 Home Depot
- 2 CIBC
- 3 PetSmart / Staples
- 4 CF Chinook Centre
- 5 Scotiabank
- 6 Subway
- 7 Community Foods

Also in the Area

Mark's
Cineplex Odeon
Rooms & Spaces

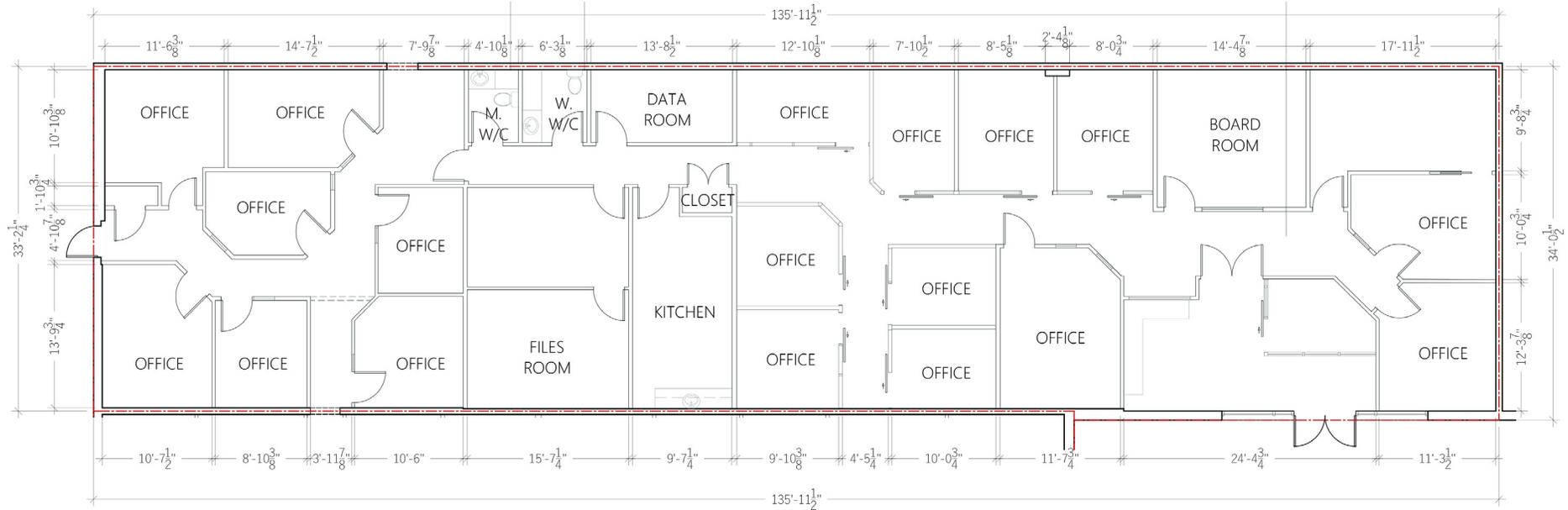
SITE PLAN



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FLOOR PLAN

Unit 9 | 4,576 SF



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VACANCY IMAGES

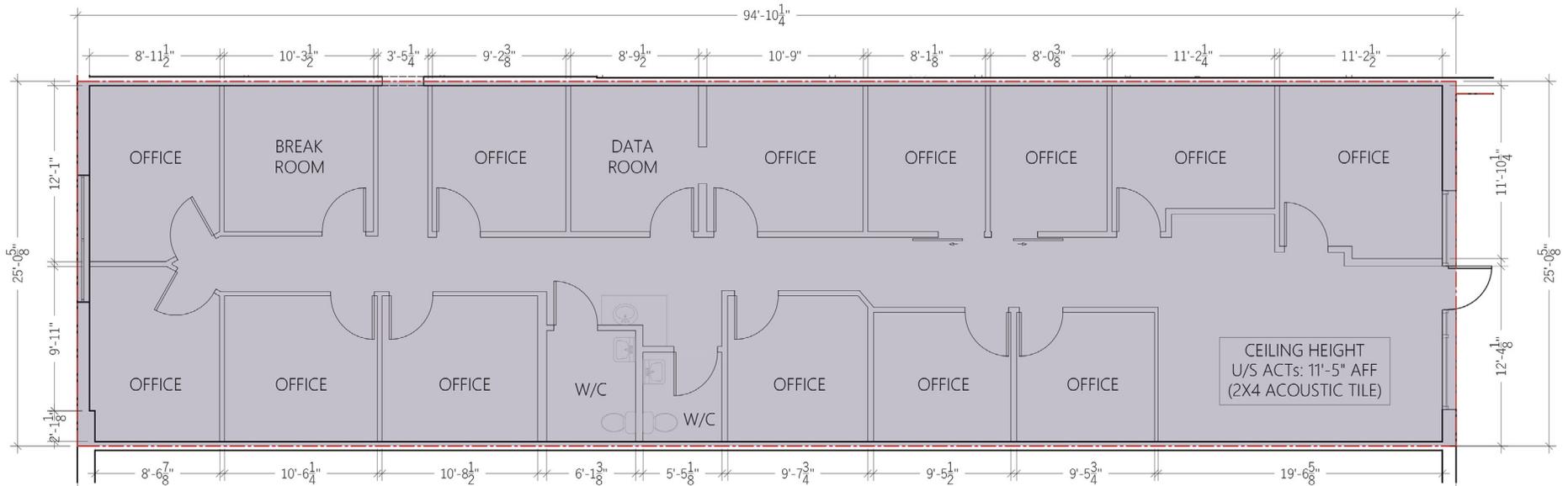
Unit 9 | 4,576 SF



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FLOOR PLAN

Unit 8 | 2,374 SF



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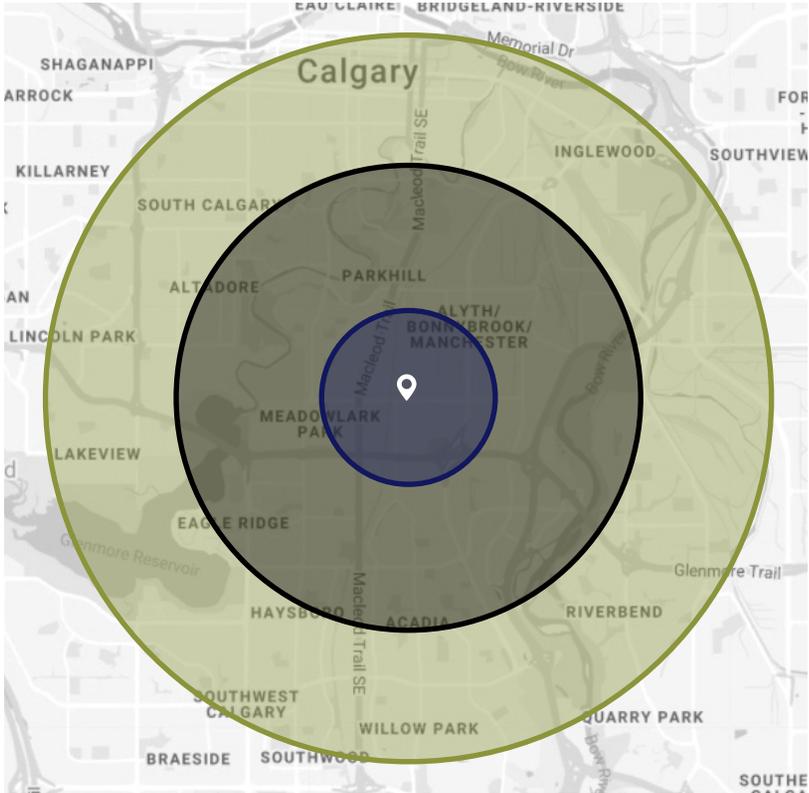
Unit 8 | 2,374 SF



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DEMOGRAPHICS

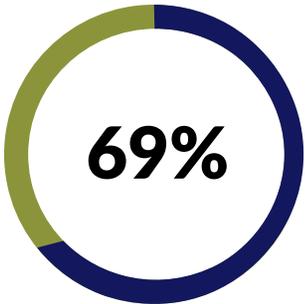
	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	2,870	33,724	150,418
Daytime Population	Sum	29,628	102,799	410,977
Total Households	Sum	1,372	15,147	73,794



● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius



Median age
36 years old



Employment Rate
within 1 km radius



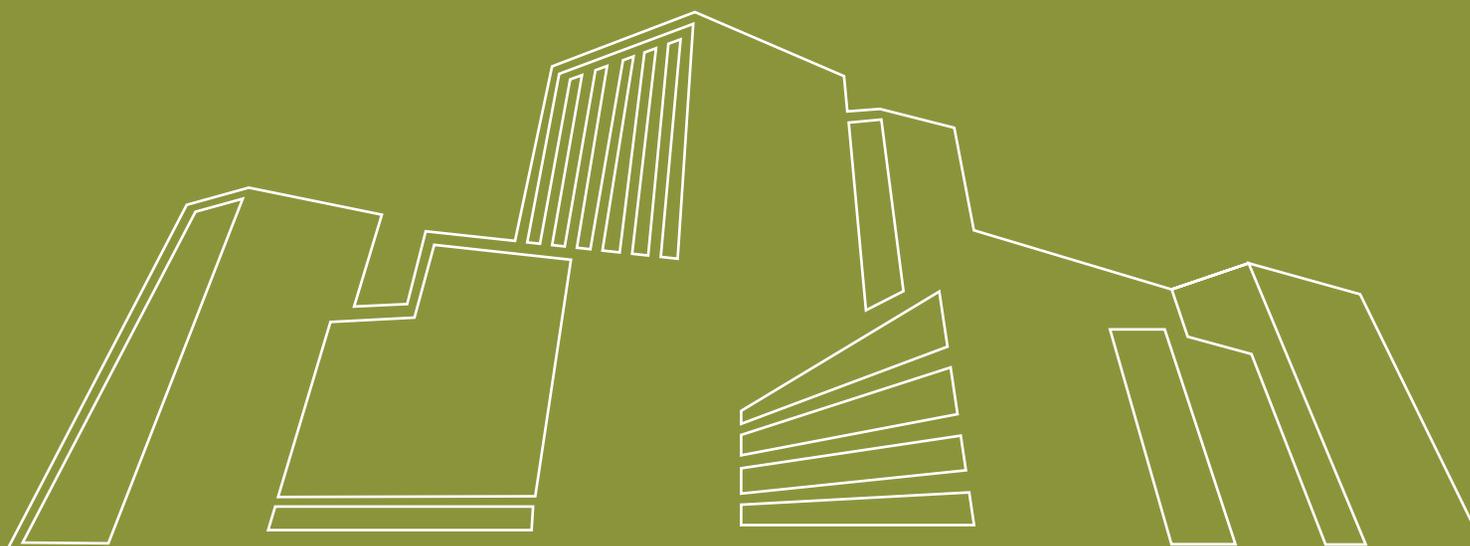
Median Household Income
\$63,007



Primary age group
22-37
year olds



A **MAJORITY**
of the population is
university
educated



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