Sloane Square

5920 - 1A Street S.W. | Calgary, Alberta

Office Leasing Opportunity

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

Kalen Morton
Senior Leasing Manager
403.692.4635 | 403.390.0812
kmorton@ronmor.ca

ronmor.ca

PROPERTY OVERVIEW

- Located two blocks east of Chinook Centre and Chinook Professional Tower
- Reserved on-site parking available at reasonable rates
- Large interior atrium for client and tenant use
- Great access to 58th Avenue, MacLeod, Blackfoot, and Glenmore Trails
- Within walking distance to LRT Station and public transportation
- Renovated common areas

Vacancy Information

Landlord's Legal Name:	Sloane Square Properties Ltd.
Rentable Area:	Suite 420 | 4,243 SF Suite 101 | 3,239 SF Suite 605 | 2,583 SF Suite 507 | 2,501 SF Suite 503 | 2,363 SF
Availability:	Immediate
Annual Lease Rate:	Market
Annual Operating Costs:	±$20.21 PSF
Term:	5-10 years

Interior Tropical Atrium

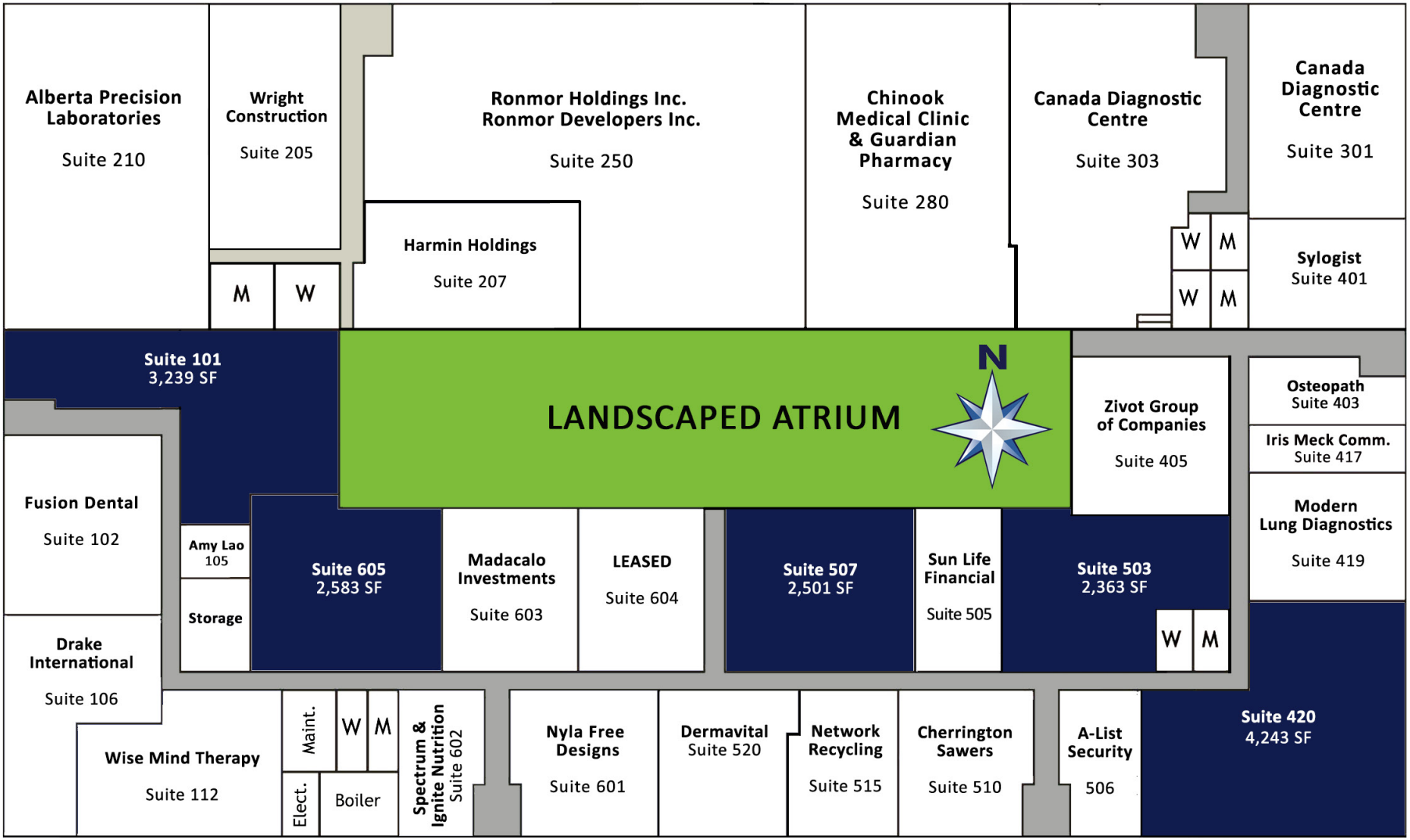
LOCATION

5920 - 1A Street S.W. | Calgary, Alberta

In The Area

1. Chinook Centre / Professional Tower
2. CIBC / Ricky's
3. Scotiabank
4. Home Depot / Subway
5. Staples / Petland
6. Circle K Convenience Store
7. Community Natural Foods
8. Chinook LRT Station
9. Prairie Dog Brewing

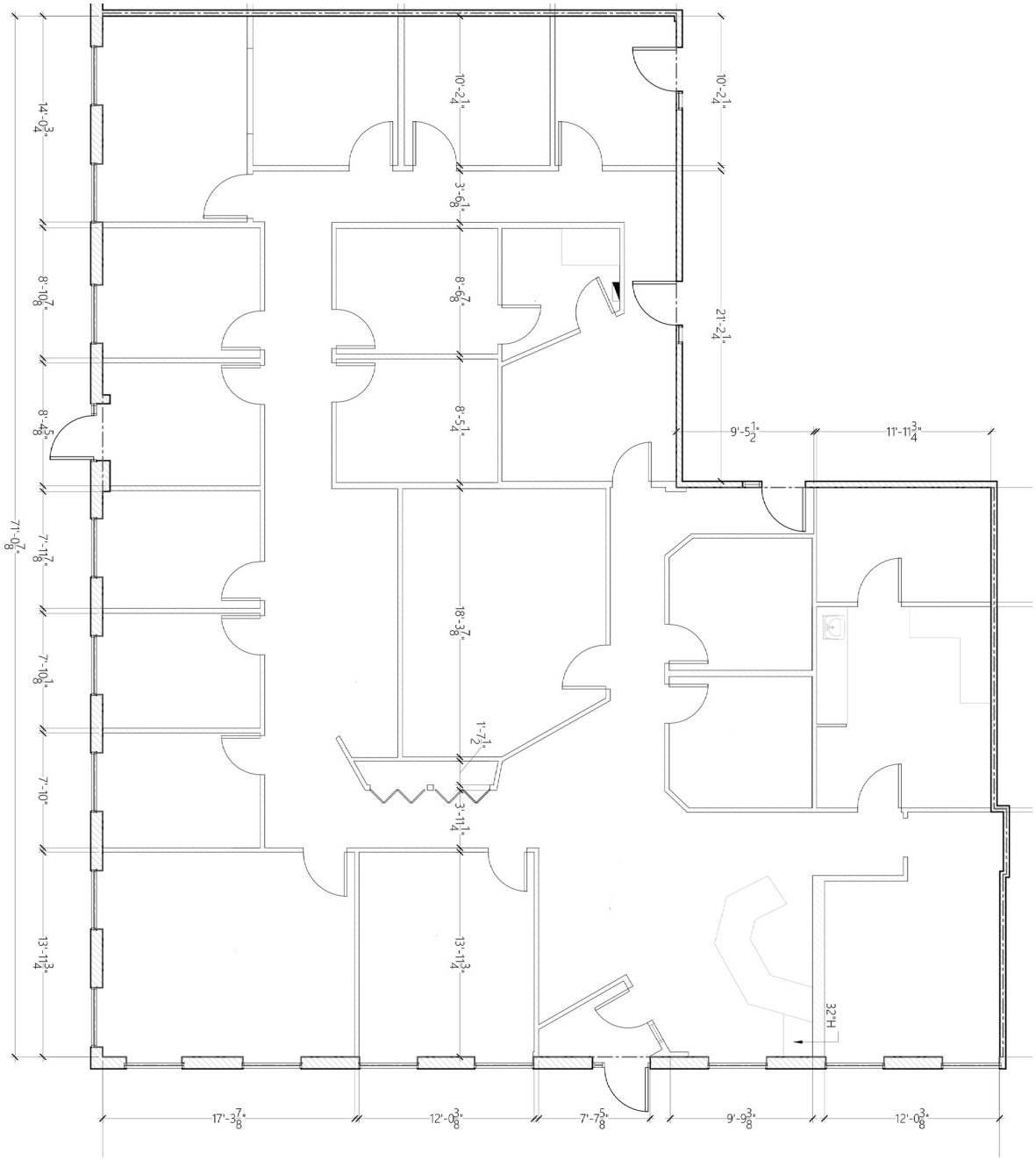
BUILDING LAYOUT



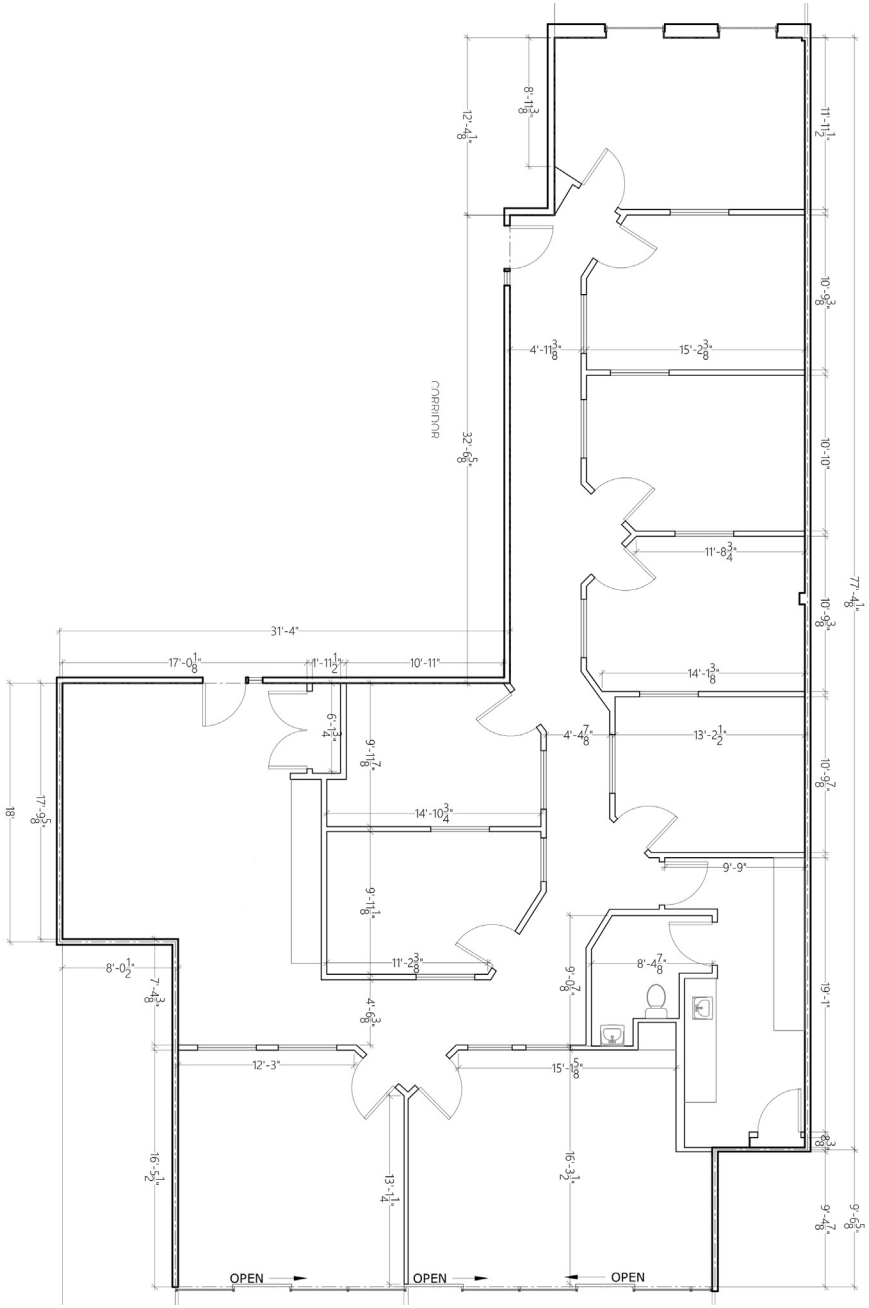
The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

COMMON AREAS

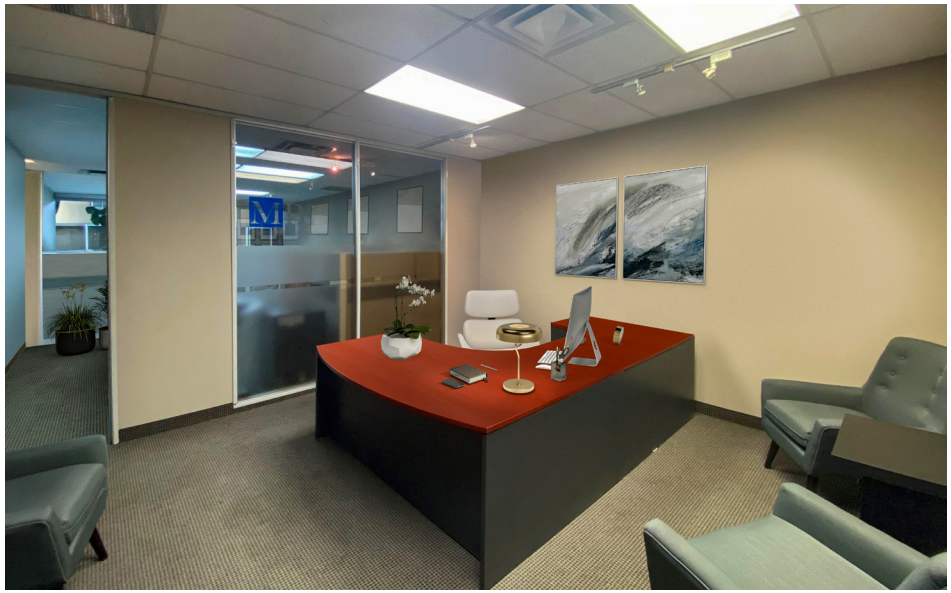
UNIT 420 | 4,243 SF

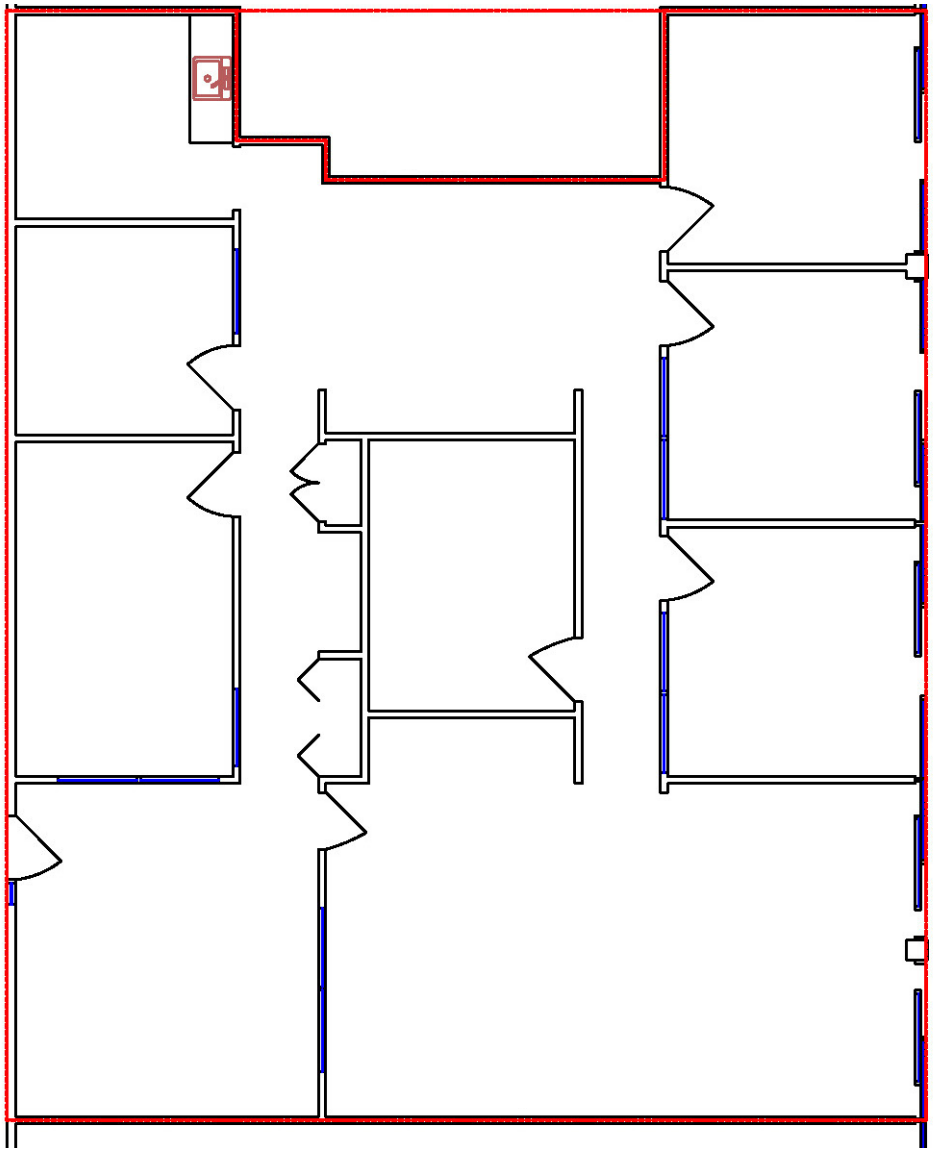


UNIT 101 | 3,239 SF

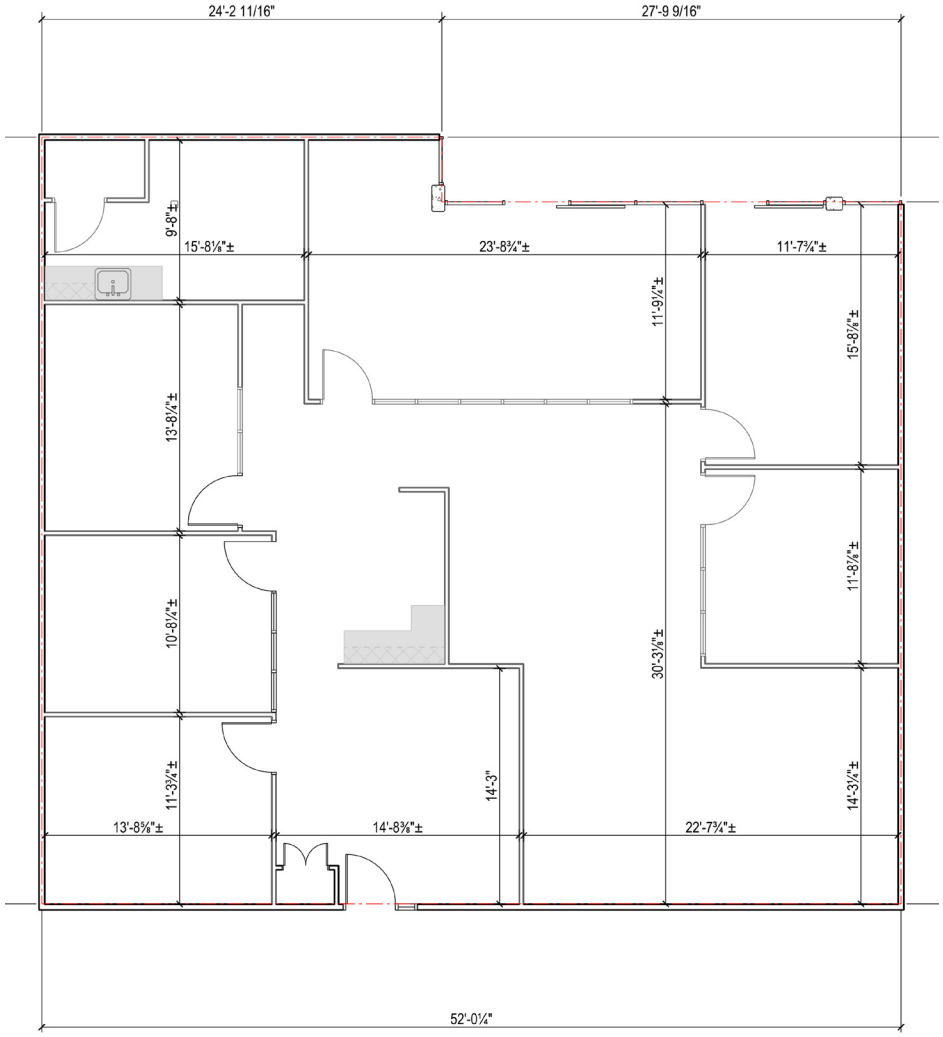


UNIT 507 | 2,501 SF

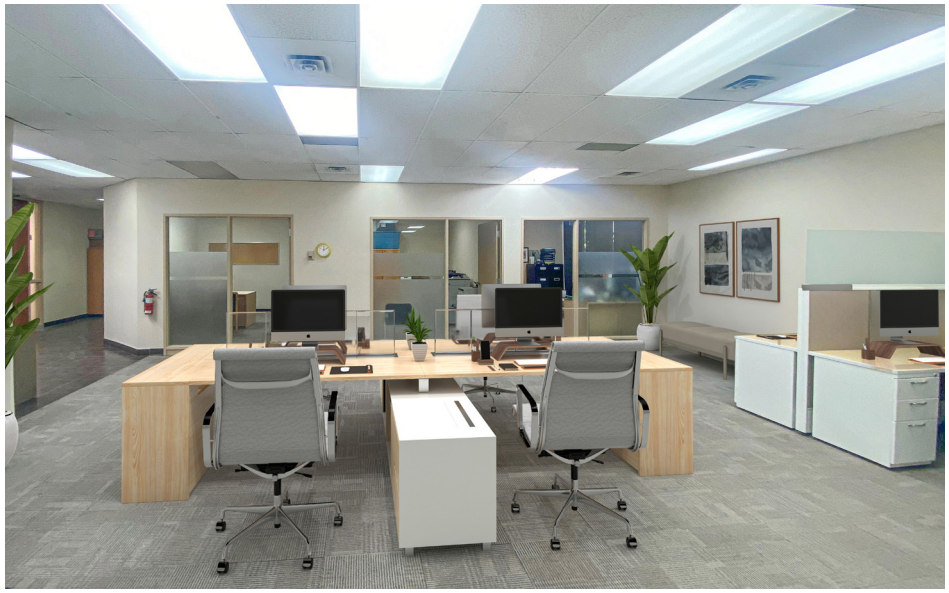


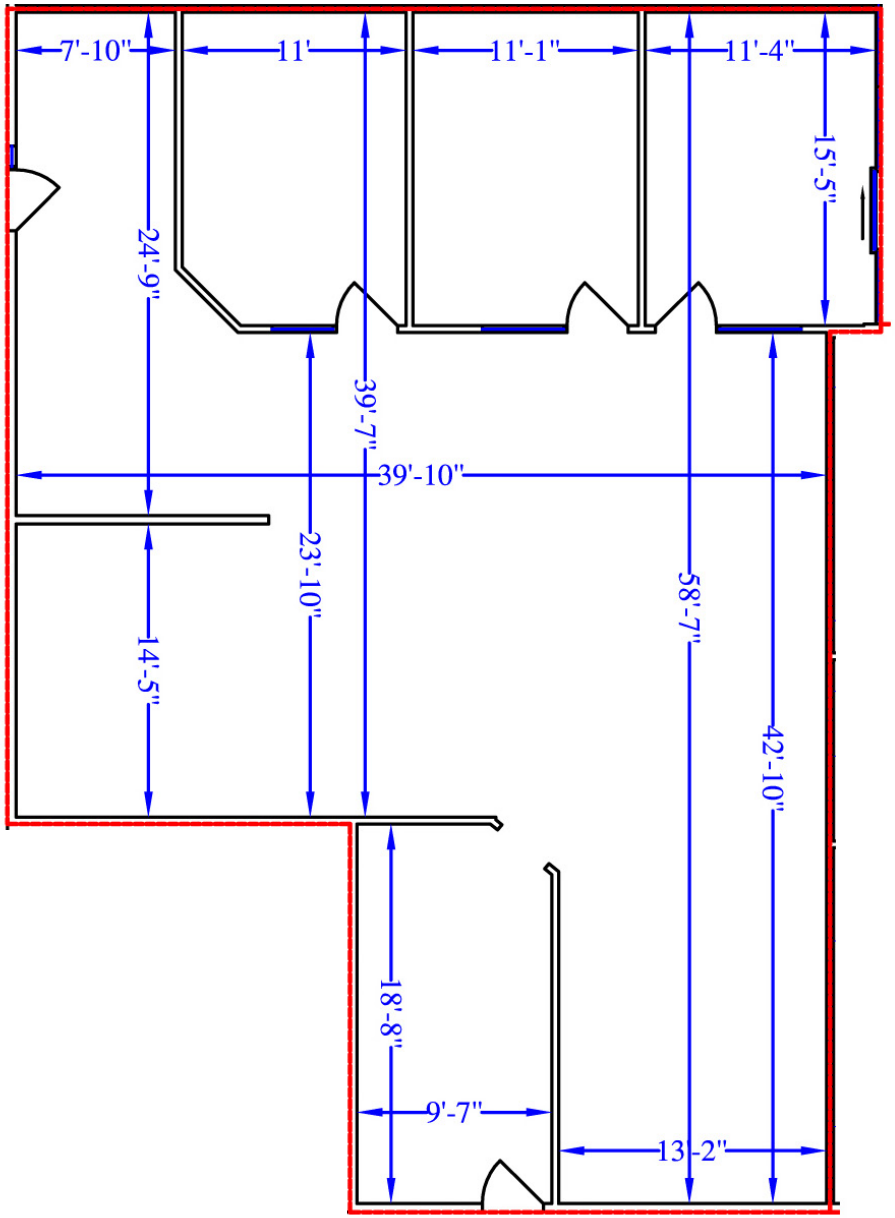


UNIT 605 | 2,583 SF



UNIT 503 | 2,363 SF





IDEAL USES

General Office

Architecture

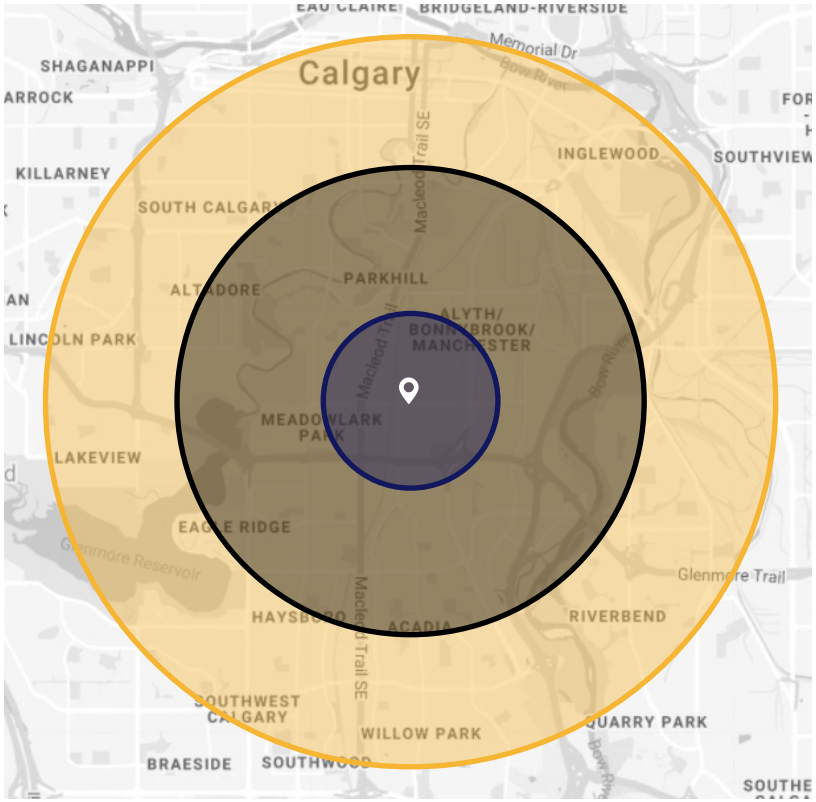
Specialty Medical

Educational

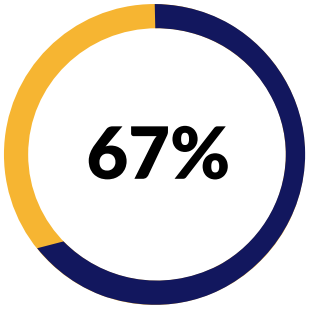
The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	4,980	36,181	145,468
Daytime Population	Sum	26,206	99,764	295,726
Total Households	Sum	2,543	15,569	70,021



Median age
37 years old



Employment Rate
within 1 km radius

Median Household Income
$61,608

Primary age group
22-37 year olds

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

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

Kalen Morton
Senior Leasing Manager
403.692.4635 | 403.390.0812
kmorton@ronmor.ca

ronmor.ca

The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.