

FOR LEASE - UNIT 100 - 1,380 SQ. FT

# THE WESTON

TURNKEY MEDICAL AESTHETICS CLINIC



**Premium, Fully Built Medical Aesthetics Space — Move-In Ready**

**5819 2ND STREET SW CALGARY | EXISTING OPERATORS ONLY | 10-YEAR TERM**

**TheNiaziGroup** x **exp**  
REALTY

**CHINOOK BUSINESS DISTRICT**



# WHY CHOOSE THE WESTON

- ✓ **Steps from CF Chinook Centre**  
Calgary's busiest retail destination
- ✓ **Dense daytime workforce**  
and strong residential connectivity
- ✓ **Surrounded by affluent neighborhoods**  
(Britannia, Bel-Aire, Mayfair)
- ✓ **Transit-friendly**  
- 8-minute walk to Chinook LRT + bus routes
- ✓ **High traffic exposure from Macleod Trail**  
(60,000+ vehicles/day)
- ✓ **Professionally managed building**  
with modernized HVAC and accessibility

## Area Demographics



**37,927**

TOTAL POPULATION



**76%**

POST SECONDARY  
EDUCATION

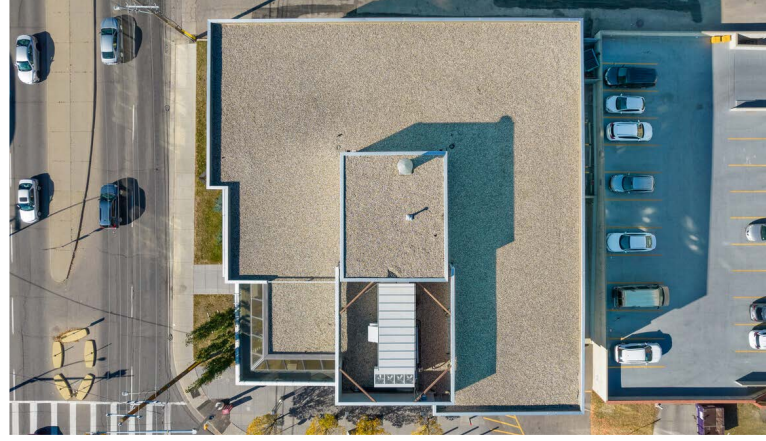


**183,447**

AVERAGE  
HOUSEHOLD INCOME

SOURCE: PINPOINT (3KM)







# MEDICAL AESTHETICS SPACE

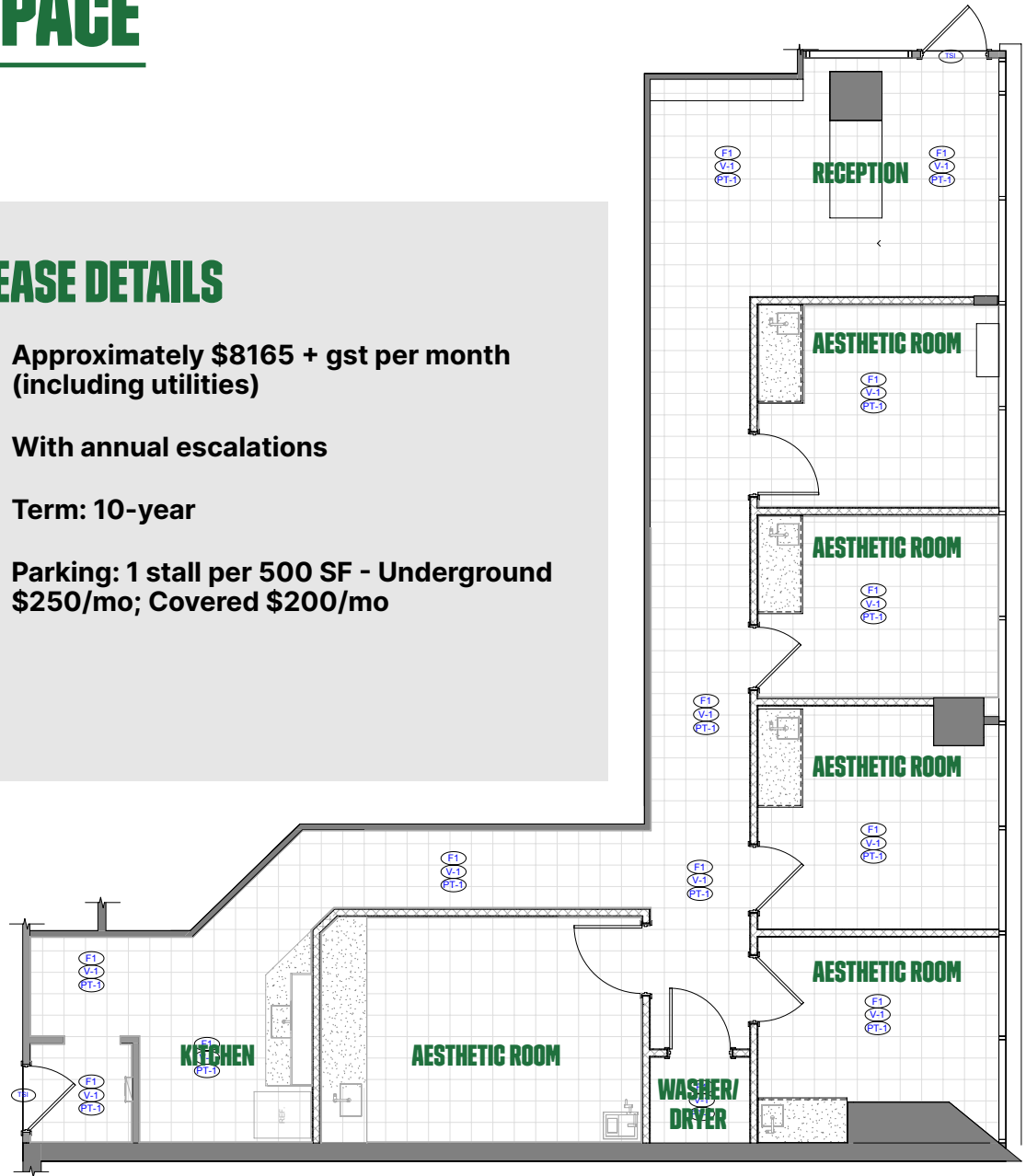
Unit 100 - 1,380 SQ.FT

## SPACE FEATURES

- ✓ Reception + waiting lounge
- ✓ Multiple plumbed treatment rooms
- ✓ Private consultation offices
- ✓ Staff area + storage
- ✓ Street-front visibility
- ✓ Luxury medical spa layout for established operators

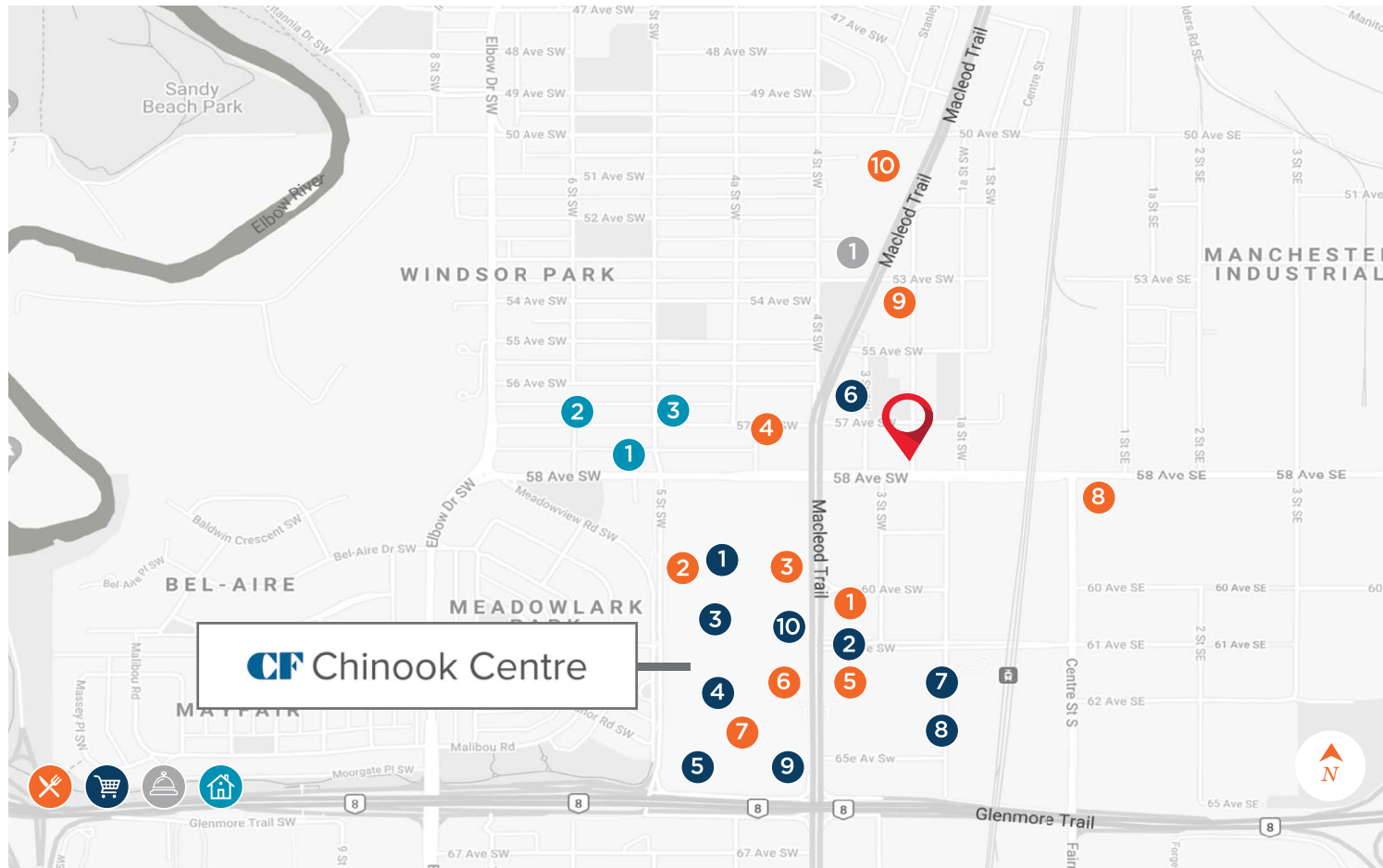
## LEASE DETAILS

- ✓ Approximately \$8165 + gst per month (including utilities)
- ✓ With annual escalations
- ✓ Term: 10-year
- ✓ Parking: 1 stall per 500 SF - Underground \$250/mo; Covered \$200/mo



1 FINISHES PLAN  
A4.0 3/8" = 1'-0"

# LOCATION



## RESTAURANTS

1. Ogam Chicken
2. Tim Hortons
3. Double Zero
4. WOW Bakery
5. Red Lobster
6. Globefish
7. JOEY Chinook
8. Prairie Dog Brewing
9. Starbucks
10. Carl's Jr

## RETAIL OPTIONS

1. Saks Fifth Avenue
2. Spirit Leaf
3. Apple
4. Sports Chek
5. Hudson's Bay
6. Silverhill Acura
7. Staples
8. The Home Depot
9. Zara
10. Shoppers Drug Mart

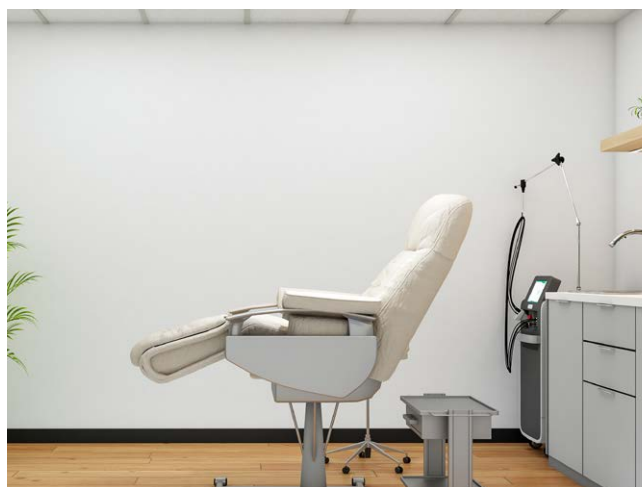
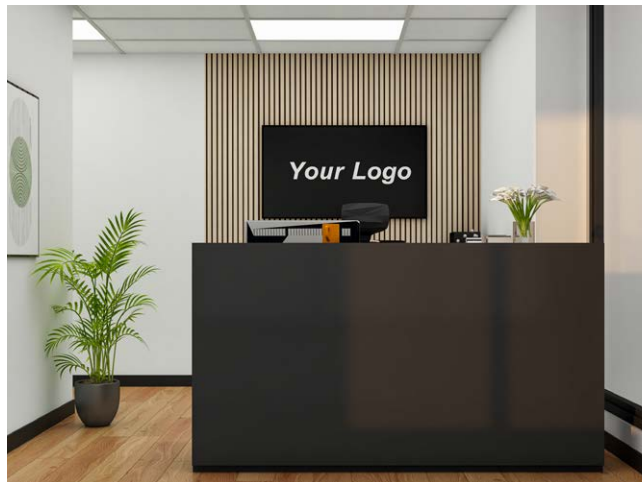
## HOTELS

1. Canadas Best Value Inn

## MULTI-FAMILY

1. Windsor Place
2. First Assembly Manor
3. Chinook Gardens

# GALLERY



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