

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

WHY CHOOSE THE WESTON

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



Area Demographics



37,927

TOTAL POPULATION



76%

POST SECONDARY
EDUCATION



183,447

AVERAGE
HOUSEHOLD INCOME

SOURCE: PIINPOINT (3KM)



MEDICAL AESTHETICS SPACE

Unit 100 - 1,380 SQ.FT

SPACE FEATURES

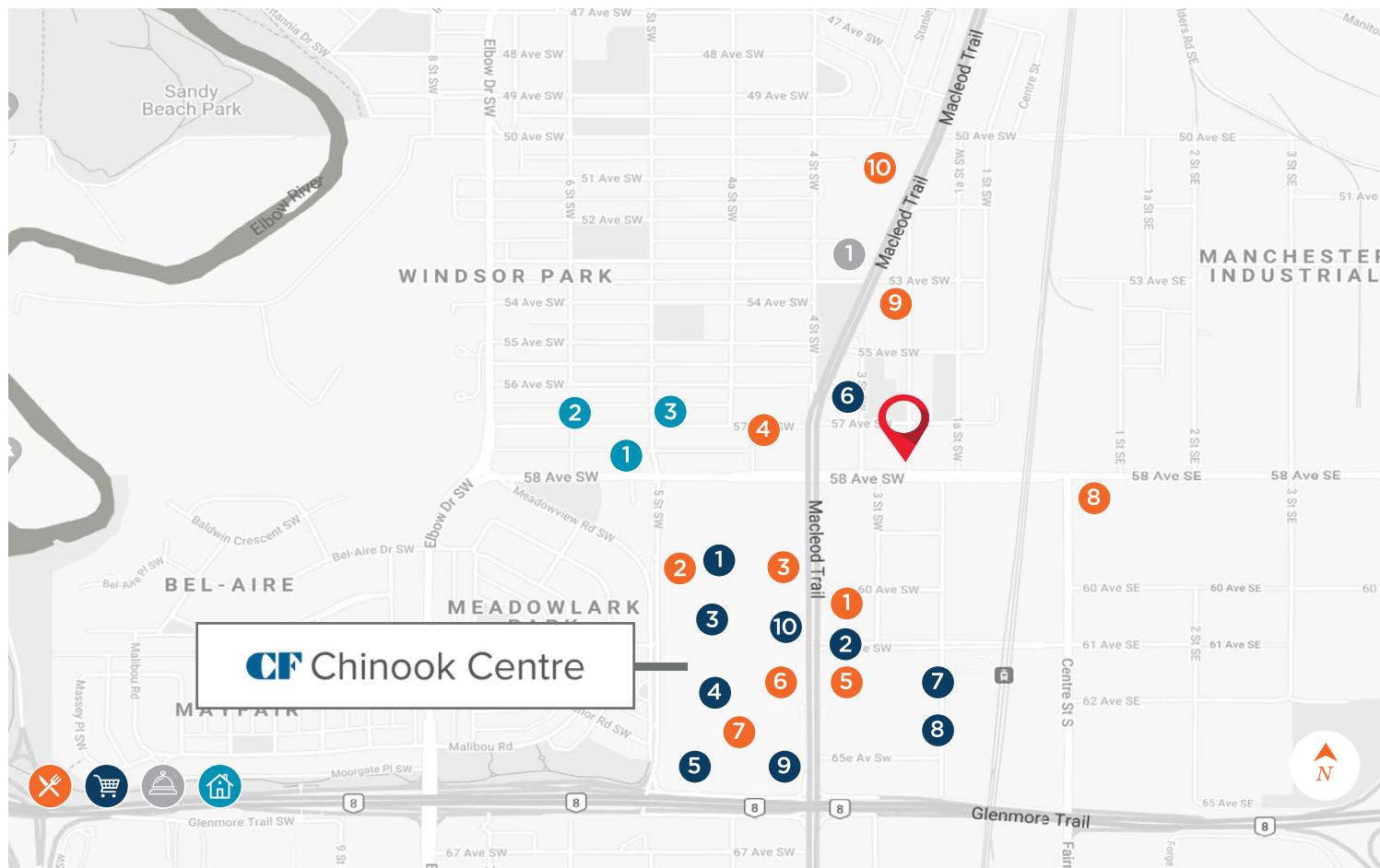
- ✓ Reception + waiting lounge
- ✓ Multiple plumbed treatment rooms
- ✓ Private consultation offices
- ✓ Staff area + storage
- ✓ Street-front visibility
- ✓ Luxury medical spa layout for established operators

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



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

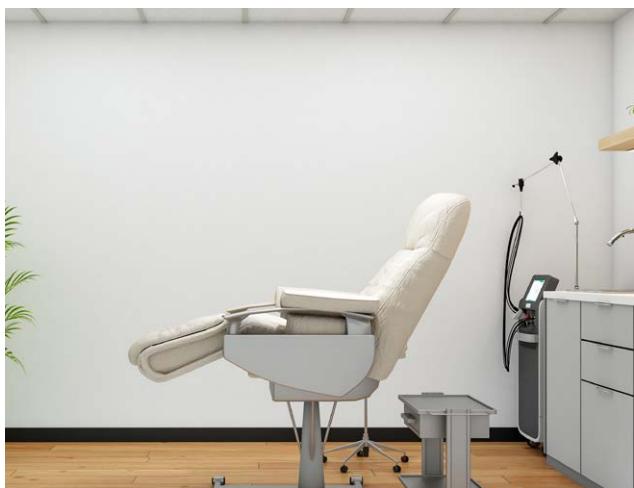
HOTELS

1. Canadas Best Value Inn

MULTI-FAMILY

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

GALLERY



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