

# Highfield Four

916 - 42nd Avenue S.E. | Calgary, Alberta



## Office Leasing Opportunity



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

**Kalen Morton**  
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# PROPERTY OVERVIEW



10-minute drive to downtown and <25 minutes to YYC Airport



Abundant on-site surface parking



Building signage available



Single-storey building with private entrances to each suite



Convenient access to Blackfoot and MacLeod Trails



Prominent exposure to 42nd Avenue

## Vacancy Information

<b>Landlord's Legal Name:</b>	Highfield Four Building Ltd.
<b>Rentable Area:</b>	Suite 120   14,797 SF
<b>Lease Rate:</b>	Market
<b>Annual Operating Costs:</b>	±\$10.66 PSF (includes utilities)
<b>Availability:</b>	April 1/26
<b>Term:</b>	5-10 years
<b>Parking:</b>	6 reserved + shared and non-exclusive stalls
<b>Comments:</b>	Space includes a kitchen, boardrooms/ meeting rooms and shared washrooms



# LOCATION

916 - 42nd Avenue SE | Calgary, Alberta



## Area Businesses

- 1 MNP Community & Sport Centre
- 2 Shell
- 3 Stage West Dinner Theatre
- 4 General Motors
- 5 Cash Casino
- 6 Circle K
- 7 Ronmor Business Centre

# FLOOR PLAN

Unit 120 | 14,797 SF



# VACANCY IMAGES

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Unit 120 | 14,797 SF



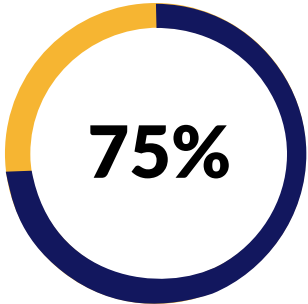
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# DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,662	88,417	195,733
Daytime Population	Sum	8,416	91,943	424,303
Total Households	Sum	5,932	43,411	94,423



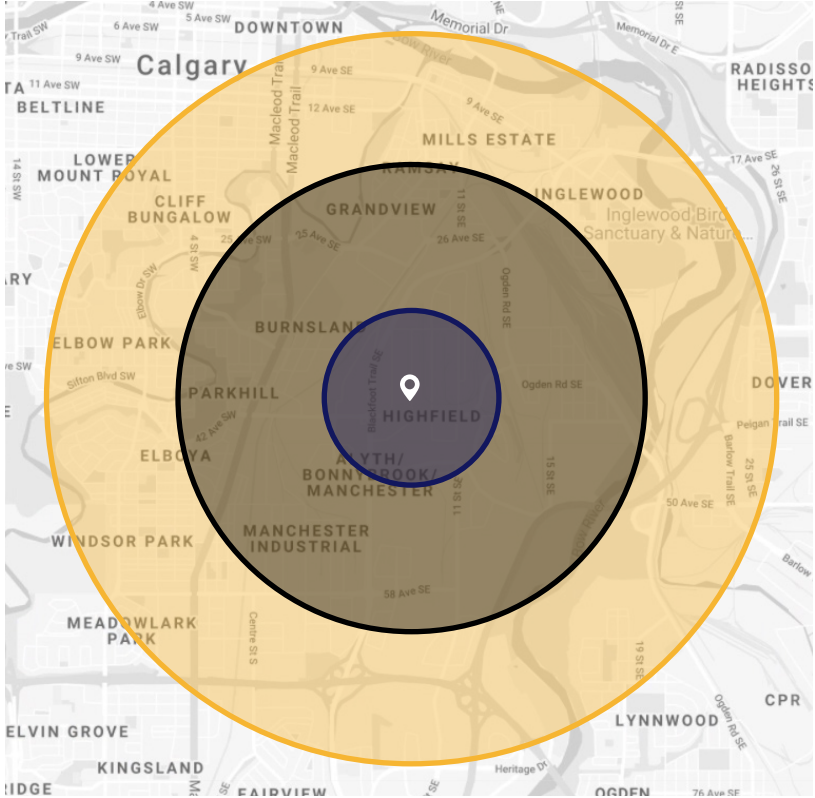
**Median age**  
37 years old



**Employment Rate**  
within 1 km radius



**Median Household Income**  
\$118,312



1 km Radius    3 km Radius    5 km Radius



Primary age group  
**22-37**  
year olds



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