

# 32 ROYAL VISTA DRIVE NW

FOR LEASE OR SALE | HIGH QUALITY OFFICE SPACE



SECOND FLOOR AVAILABLE FOR LEASE AUGUST 1, 2026  
4,194 - 8,977 SF

**Allan Zivot**  
Principal  
+1 403 232 4307  
allan.zivot@avisonyoung.com

**Connor Khademazad**  
Associate  
+1 587 293 3363  
connor.khademazad@avisonyoung.com

**AVISON  
YOUNG**

# 32 ROYAL VISTA DRIVE NW

## BUILDING INFORMATION

DISTRICT	Royal Vista Business Park
LEGAL DESCRIPTION	Plan 081 3886   Block 7   Lot 5
BUILDING SIZE	18,129 sf
SITE AREA	1.58 AC
PARKING	78 surface stalls 1 stall per 250 sf (approx.)
YEAR BUILT	2013
ZONING	Direct Control 50D2022

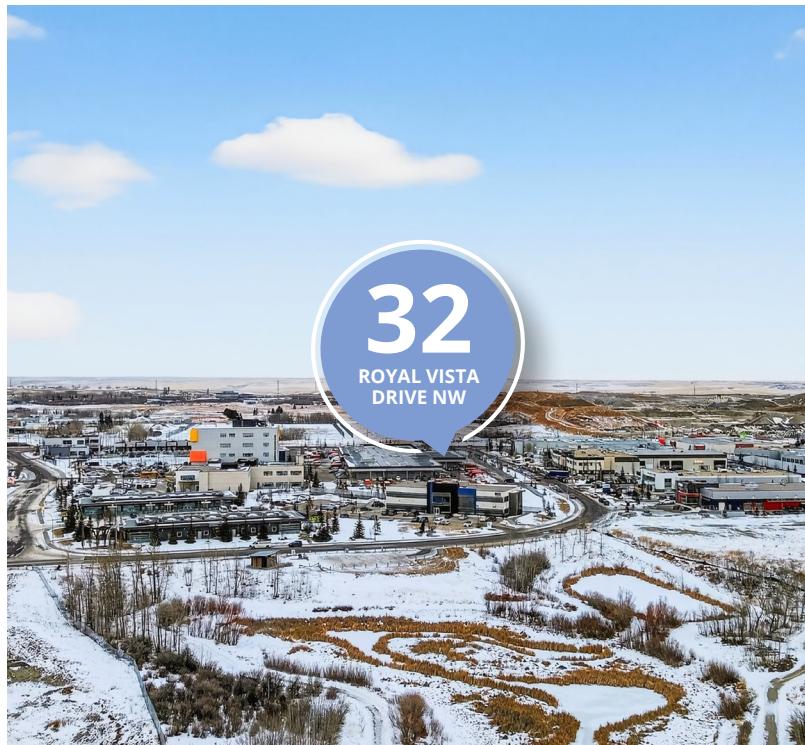
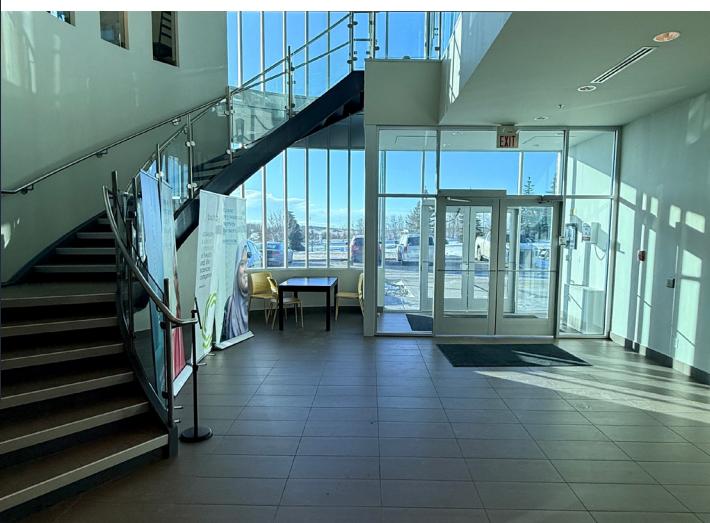
## LEASE DETAILS

SIZE	Second floor Approx 4,194 - 8,977 sf
OCCUPANCY	August 1, 2026
ASKING RENT	\$25.00 - \$28.00 / sf
ADDITIONAL RENT	\$14.50 psf (est. 2026)

## SALE DETAILS

ASKING PRICE	\$6,500,000.00
PROPERTY TAX	\$46,631.50 (est. 2025)

*Call Listing Agents for further sale details*



## PROPERTY HIGHLIGHTS



**PRIME LOCATION:** Excellent frontage on Royal Vista Drive NW with quick access to Stoney Trail.



**MODERN BUILD:** A-Class office constructed in 2013.



**BRIGHT & OPEN:** Ample natural light with mountain views.



**PARKING:** 78 dedicated stalls plus street parking.



**FLEXIBLE LAYOUT:** Medical lab on main floor, high-quality office space above.



**COMMON FITNESS CENTRE:** Shared on-site fitness facility for tenant use.



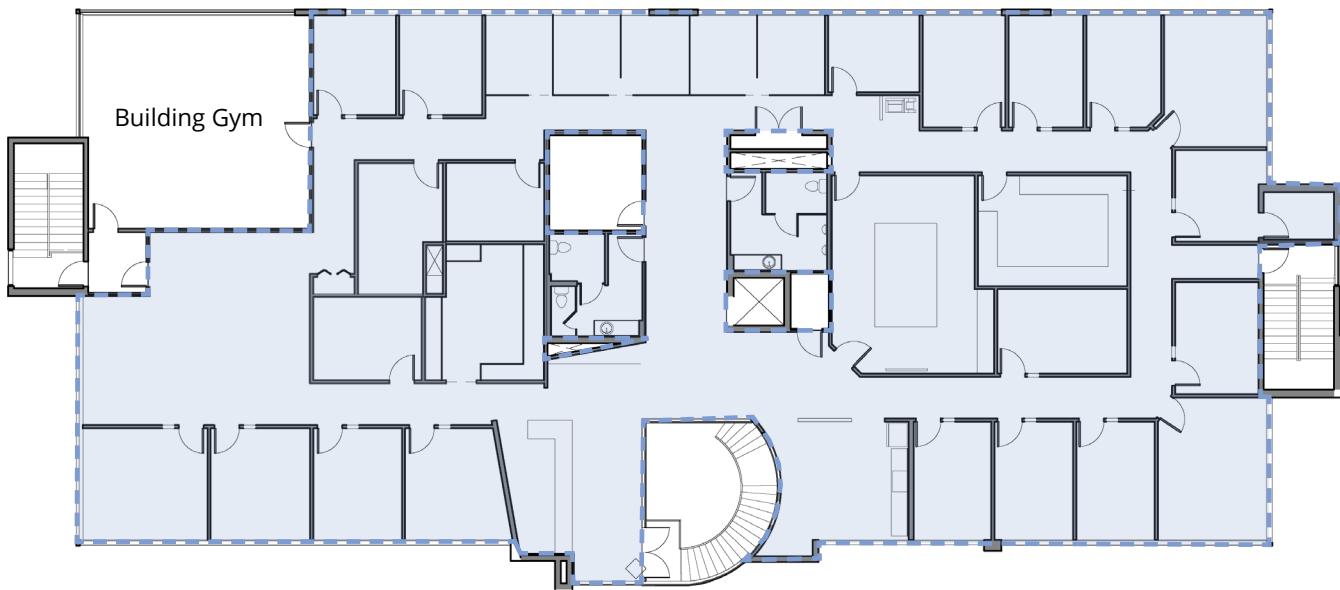
**NEARBY AMENITIES:** Close to Royal Oak and Crowfoot Crossing shopping centres, restaurants, and services.



**CITY VIEWS:** Prominent building position offering excellent views and strong signage opportunities.

# BUILDING FLOOR PLAN

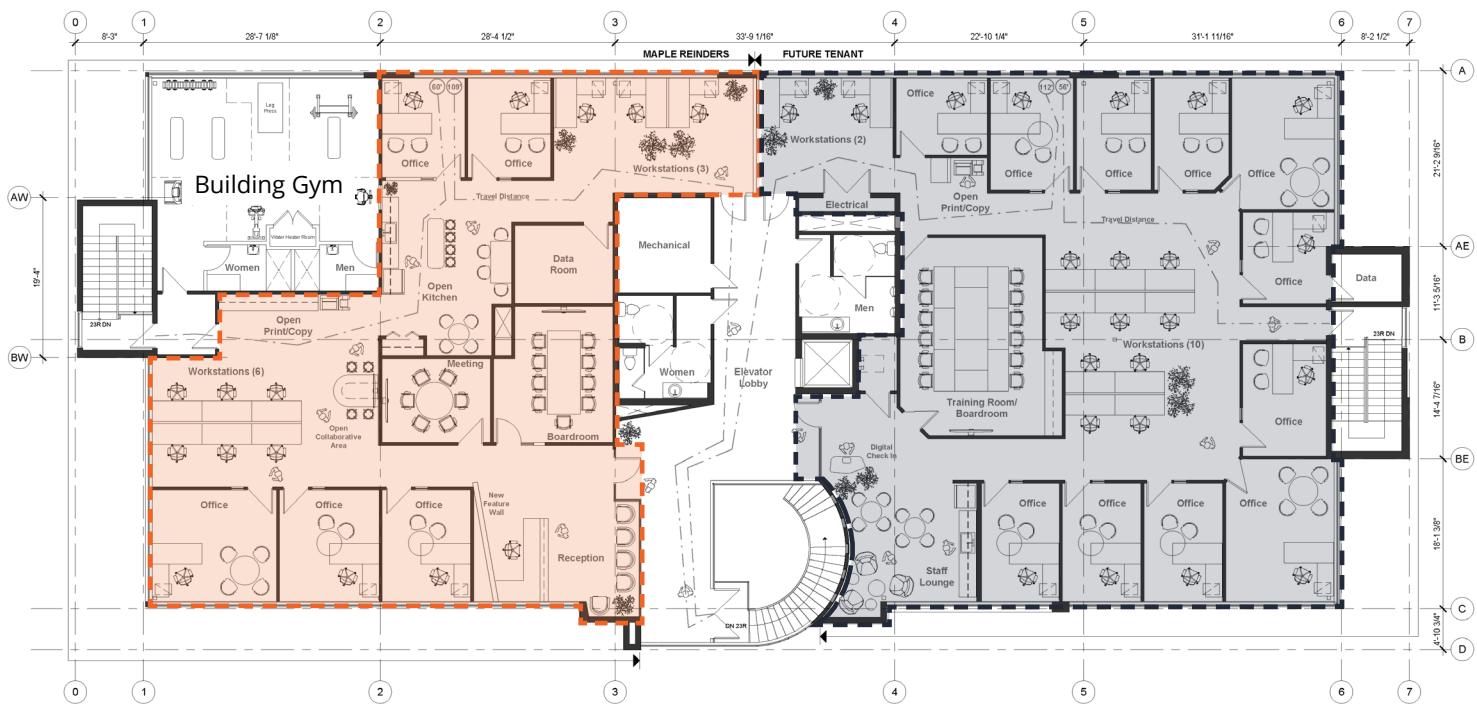
## FLOORPLAN 8,977 SF - SECOND FLOOR



4,194 sf (approx.)

5,213 sf (approx.)

# POTENTIAL DEMISING SECOND FLOOR





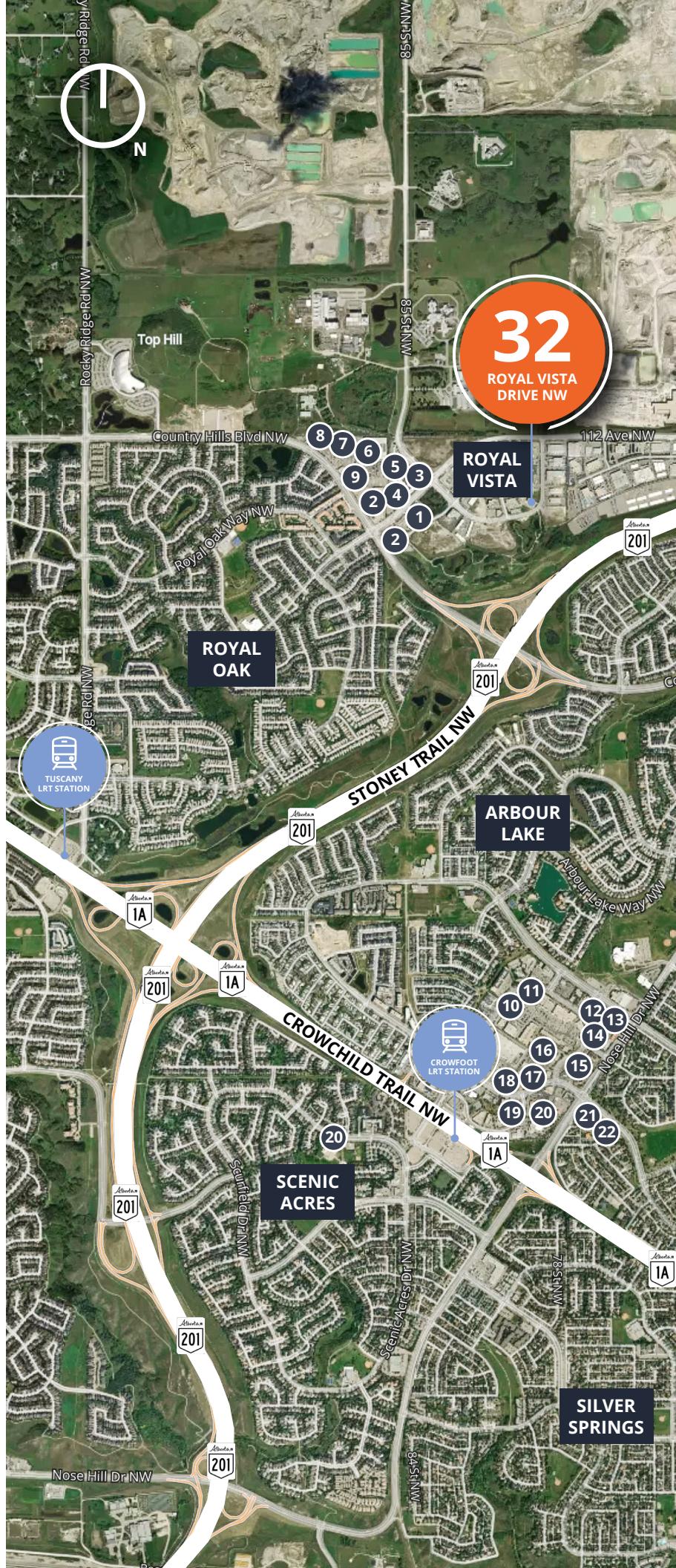
# LOCATION

# DRIVE TIMES

- 26 minute drive to **Downtown Core**
- 22 minute drive to **YYC International Airport**
- 8 minute drive to **Tuscany LRT Station**
- 7 minute drive to **Crowfoot LRT Station**

## NEARBY AMENITIES

1. Mad Rose Pub
2. Starbucks
3. Five Guys
4. Milestones
5. Tim Hortons
6. Walmart
7. London Drugs
8. Dollarama
9. Pizza 73
10. The Keg Steakhouse
11. Cactus Club Cafe
12. Wendy's
13. Takumi Sushi
14. Boston Pizza
15. Chianti's
16. Safeway
17. JOEY Crowfoot
18. A&W
19. McDonald's
20. Calgary Co-op
21. Fusion Sushi
22. Dairy Queen



# CONTACT FOR MORE INFORMATION

---

**Allan Zivot**  
Principal  
+1 403 232 4307  
allan.zivot@avisonyoung.com

**Connor Khademazad**  
Associate  
+1 587 293 3363  
connor.khademazad@avisonyoung.com

**avisonyoung.com**

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON  
YOUNG**

 **BEST  
MANAGED  
COMPANIES**  
Platinum member