

906
16TH AVE SW

Calgary, AB

OFFICE
MEDICAL
SPACE

FOR SUBLEASE



STUART WATSON

Senior Vice President
+1 403 750 0540
stuart.watson@cbre.com

KATIE SAPIEHA

Vice President
+1 403 750 0529
katie.sapieha@cbre.com

CBRE

www.cbre.ca/calgary

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BUILDING CLASS	A
YEAR BUILT	2018
SPACE AVAILABLE	Suite 301: 21,701
BASIC RENT	Market
OPERATING COSTS	\$16.29 PSF
AVAILABLE	January 1, 2022
TERM	Flexible term Expiry April 30, 2035
SUBLANDLORD	Copeman Health
PARKING	5 reserved stalls 27 unreserved stalls
PARKING RATE	\$250/stall/month

- OTHER**
- Ample visitor parking
 - Furniture potentially available
 - Turnkey private medical space



PROPERTY HIGHLIGHTS



Brand new turnkey medical space in A class building



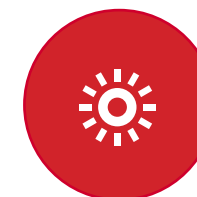
Centered in the vibrant 17th Avenue retail district with numerous food, shopping and personal service amenities



5 minute drive to Downtown Calgary. Easy access/egress via 17th Avenue SW



North facing windows offering a view of Downtown



Third floor balcony for tenant use



Building signage available

THE SPACE



RECEPTION



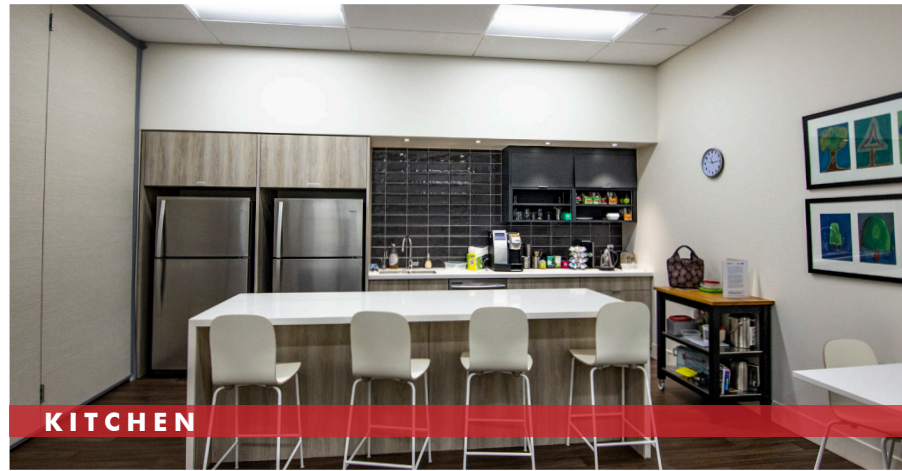
SHOWERS & RESTROOM



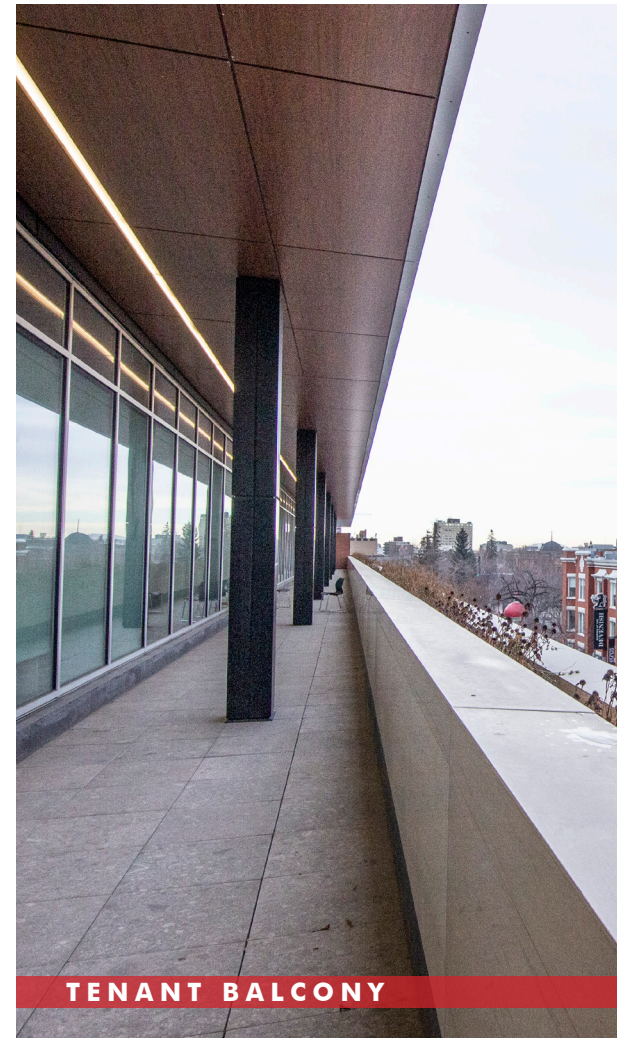
FITNESS FACILITY



TENANT LOCKERS



KITCHEN



TENANT BALCONY



CLIENT BISTRO



EXAMINATION ROOM

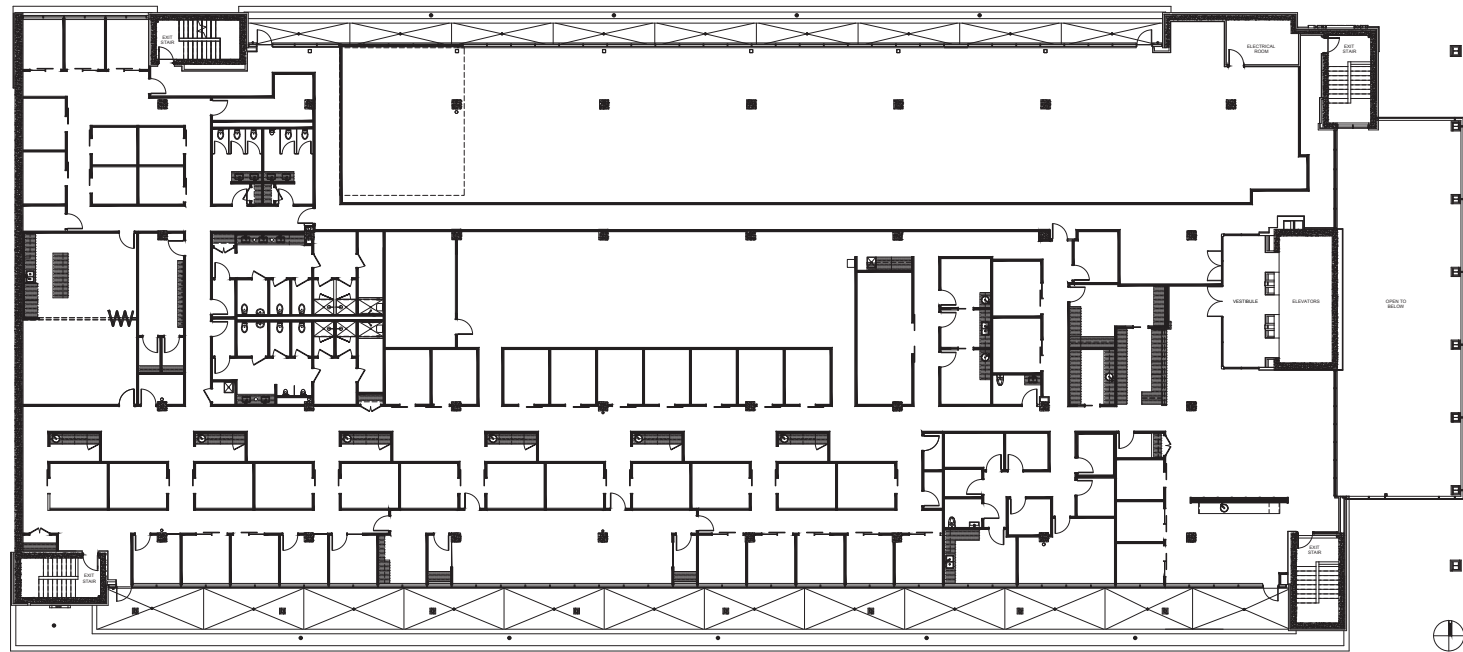


OPEN WORKSPACE



BOARDROOM

FLOOR PLAN



AMENITIES LOCATED WITHIN THE COMPLEX



NEARBY AMENITIES

Restaurants	Cafes	Personal Services	Shopping
1 Nikos Pizza	22 Good Earth Coffeehouse	38 Avalon Hair Salon & Spa	46 Circle K
2 Galaxie Diner	23 Waves Coffeehouse	39 Why Knot Massage	47 Gravitypop
3 Jamesons Pub	24 Made by Marcus	40 Salon Pure	48 Velour Clothing
4 Fusion Sushi	25 Caffe Beano	41 Rumble Boxing Studio	49 Blondie Boutique
5 Las Canarias	26 D Spot Dessert		50 SalvEdge Boutique
6 Watchman's Pub	27 Butter Block & Co		51 Purr
7 Midori Japanese	28 Kawa Espresso Bar		52 LESS 17
8 Heaven Restaurant	29 Jelly Modern Doughnuts		53 Urban Fare
9 Kb & Co	30 Ollia Macarons & Tea		54 Era Style Loft
10 The Coup	31 Black Sheep		55 Arc'teryx
11 Betty Lou's Library	32 Analog Coffee		56 Lole
12 Fork and Salad	33 Philosafy Coffee		57 Structube
13 Browns Social House			58 Best Buy
14 V Burger	Parks		59 West Elm
15 Trolley 5 Brewpub	34 Connaught Park		60 The Bamboo Ballroom
16 Market	35 Barb Scott Park		61 Kit and Ace
17 Alumni Sandwiches	36 Thomson Family Park		
18 Blanco Cantina	37 Tomkins Park		
19 Comery Block Barbecue			
20 Bread and Circus Trattoria			
21 UNA			

Banks

- 42 CIBC
- 43 ATB
- 44 TD Canada Trust
- 45 BMO

SUITE 301:

21,701 SF

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