

FOR LEASE

HORIZON WEST



2723 37TH AVENUE NE

CALGARY, AB

PROPERTY OVERVIEW

SITE AERIAL



HIGHLIGHTS



Less than a 15 minute drive to Downtown Calgary and the Calgary International Airport



Short drive to amenities including Sunridge Mall, Costco, Starbucks, Tim Hortons and Cactus Club



Walking distance to the Whitehorn LRT station



Free parking with dedicated visitor stalls



Building has fibre optics

DESCRIPTION

YEAR BUILT

1980

SPACE AVAILABLE

Suite 119: 6,609 SF

BASIC RENT

Market

OPERATING COSTS

\$12.44 PSF (2024)

AVAILABLE

Immediately

TERM

1-10 years

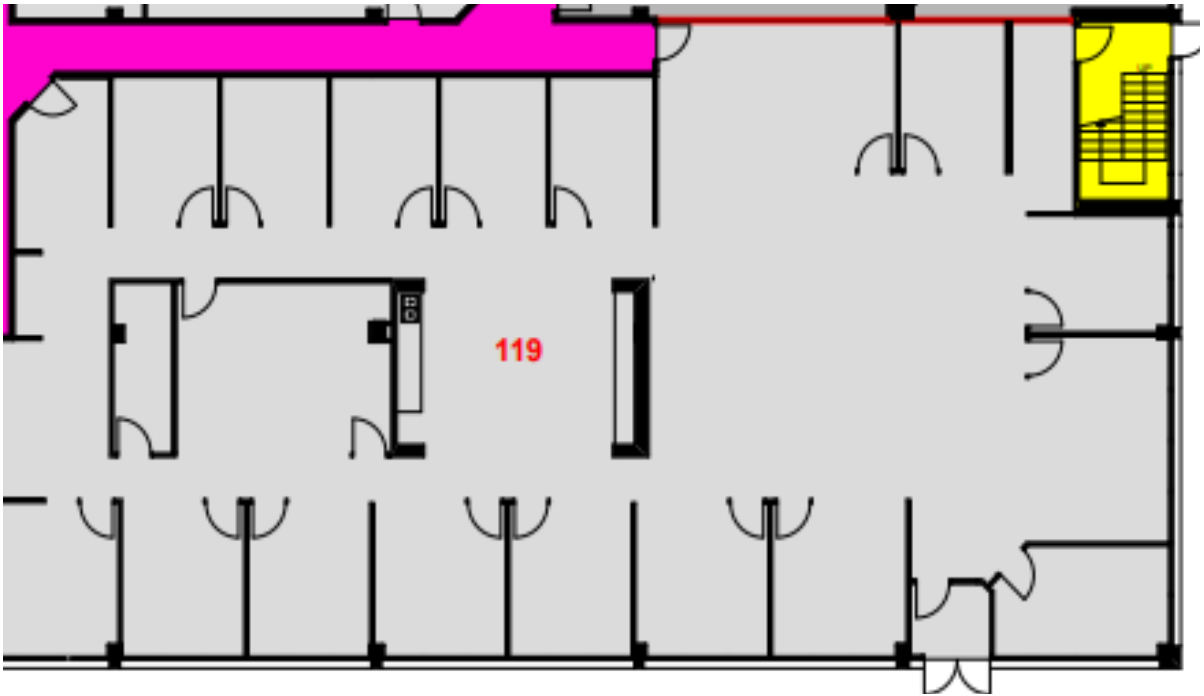
PARKING

1 stall per 450 SF

FLOOR PLANS

SUITE 119

SUITE 119
6,609 SF



*Floor plan is not to scale



NEARBY AMENITIES

Horizon West:
2723 37 Avenue NE

Food

- 1 Cactus Club
- 2 A&W
- 3 Burger King
- 4 Joey Barlow
- 5 Tony Roma's
- 6 Earls
- 7 Mcdonalds
- 8 Carls Jr
- 9 Chop Steak House
- 10 Moxies
- 11 Cattle Baron

Recreation / Health & Fitness

- 12 McCall Lake Golf
- 13 Jaycee Slowpitch Park
- 14 The Hangar Flight Museum
- 15 Bowling Depot
- 16 Silverwing Links Golf Course
- 17 Integrity Performance Crossfit
- 18 Pro Fitness Group
- 19 9Round Fitness
- 20 Fit4Less
- 21 Goodlife Fitness

Banks

- 22 TD Canada Trust
- 23 BMO
- 24 ATB Financial
- 25 First Calgary Financial
- 26 Scotiabank
- 27 CIBC

Other

- 28 Michaels
- 29 Costco Wholesale
- 30 Wholesale Club
- 31 Staples

CONTACT US

STUART WATSON

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

KATIE SAPIEHA

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.