

FOR LEASE – Up to 7,800 SF +/-



Downtown Airdrie

Airdrie Medical Centre

217 Centre Ave SW

- ▶ 5-year lease term; 10-year term possible
 - ▶ Market rent
 - ▶ Opco costs \$6.56 PSF plus property taxes, when applicable
 - ▶ Suites 101/201 (5,525 SF) available December 1, 2023
 - ▶ Option to expand into contiguous suite 102 (2,300 SF) commencing July 1, 2024
 - ▶ Tenant improvement allowance negotiable
 - ▶ Fully built-out space on two floors
 - ▶ Current use: medical office with practice rooms
 - ▶ HVAC: 4 dedicated roof-top units
 - ▶ Attractive sprinklered landscaping
 - ▶ 60 onsite parking stalls (12 designated parking stalls for current occupant); ample street parking
 - ▶ Mix of medical co-tenants
 - ▶ Ideal for radiological services (adequate power available), psychology, dermatology, physiotherapy, respiratory therapist, skin care, health spa, medical office/administration
 - ▶ Downtown Airdrie location in close proximity to various commercial, civic and cultural amenities and services
 - ▶ 3-minute drive to main north-south traffic artery Queen Elizabeth Highway
- ▶ Tenants at the Airdrie Medical Centre: DynaLIFE DX (laboratory services), Alberta Health Services (Mental Health and Addiction Centre), Highland Primary Care Network
 - ▶ Demographics: serving regional population centre of Airdrie (75,000) but also Rockyview County (40,000) and 15-minute drive to Calgary
 - ▶ Brokerage protected: call for details



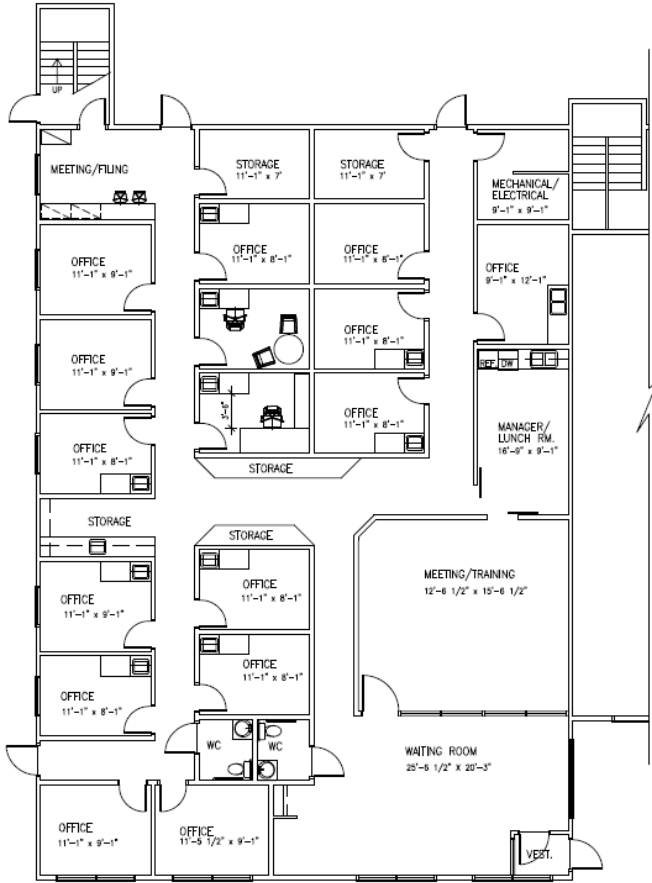
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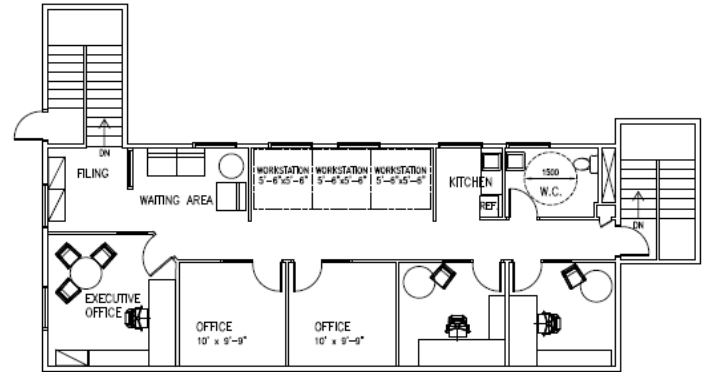
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1 PARTITION PLAN - LEVEL 1
SK-01 1:75

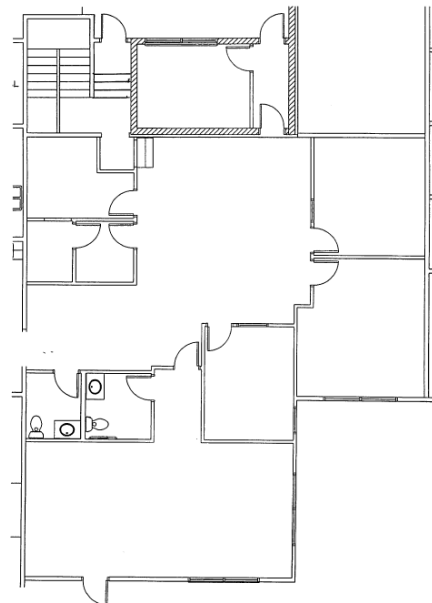
Suite 101 (ground floor)
Area: 4,225 SF
Current occupant: Highland Primary Care Network
Availability: December 1, 2023



2 PARTITION PLAN - LEVEL 2
SK-01 1:75

Suite 201 (upper level)
Area: 1,300 SF
Current occupant: Highland Primary Care Network
Availability: December 1, 2023

Suite 102 (ground floor)
Area: 2,300 SF
Current occupant: Highland Primary Care Network
Availability: July 1, 2024



FLOOR PLAN
SCALE: 1/8" = 1'-0"



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