

FOR LEASE

GLENDEER

PROFESSIONAL BUILDING

1035 - 64 AVE SE, CALGARY AB

An exciting medical leasing opportunity offering premium Class A build - fixturing ready with excellent signage opportunities.

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PROPERTY

GLENDEER PROFESSIONAL BUILDING
1035 - 64 AVE SE, CALGARY AB

BUILDING SIZE 71,200 SF

OPERATING COSTS \$15.36

AVAILABLE AREA 18,872 SF

PARKING 4 : 1,000 SF

200 SURFACE PARKING STALLS
22 HEATED STALLS FOR
PHYSICIANS & OWNERS
AMPLE FREE STREET PARKING

AVAILABLE SUITES

MAIN FLOOR

UNIT 3 4,050 SF

SECOND FLOOR

UNIT 9A 7,312 SF

UNIT 9B 5,044 SF

UNIT 9A & 9B 12,356 SF



AVAILABILITY

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TENANTS

Enjoy the luxury of an indoor, heated, main-level parkade. Devisable spaces are very flexible, with availability ranging from 1,844 sf to 18,872 sf. Peace of mind is assured with an on-site high-capacity backup generator.



STUNNING DESIGN

The exterior & interior were designed by the same designers as the Lamborghini Building, the new Hyatt in Edmonton, and the Calgary Golf and Country Club Renovations. Draw attention from rear facade traffic exposure and wow visitors at the front entrance/lobby. Plan efficiencies minimize gross-up while maximizing access.

All new facade and interior. Full-height glazing in front of the building on the first and second levels.



SIGNAGE

Elevated third-floor illuminated signage seen on Glenmore Trail. 119,000 cars per day on Glenmore Trail.



ONSITE PARKING

200 complimentary surface-level parking stalls will ensure repeat business. Main floor tenants benefit from direct entrances and the building is extremely wheelchair accessible with a zero-step entrance, dual hospitalgrade elevators, and reserved Handi-bus stalls





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CONTACT FOR MORE INFORMATION



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