

FOR LEASE

GLENDEER PROFESSIONAL BUILDING

1035 - 64 AVENUE SE,
CALGARY AB



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

Alexi Olcheski
President & CEO
403 971 5167
alex.olcheski@kpliglobal.com

Estelle Tran
Managing Director
403 993 2898
estelle.tran@kpliglobal.com

Anastasiya Gryshchenko
Vice President
403 888 1748
anastasiya.gry@kpliglobal.com



PROPERTY HIGHLIGHTS

BUILDING SIZE	71,200 sf
OPERATING COST	\$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

AVAILABILITY

UNIT 3	4,050 sf
UNIT 6	C/L 1,844 sf
UNIT 9A	7,312 sf
UNIT 9B	5,044 sf



BUILDING FEATURES

SIGNAGE

Illuminated signage facing Glenmore Trail, offering high visibility to 119,000 cars daily.

ZERO STEP ENTRANCE

Zero step entrance with two elevators and central staircase. Ideal for seniors and efficient access

BACK-UP POWER

Diesel Generator on-site for safe medical procedure backup power

CHARGING STATIONS

Charging stations for electric vehicles

ONSITE PARKING

200 free onsite surface stalls for patients/clients, and indoor heated parking for owners & staff

FIBRE OPTIC

Fibre-optic high-speed internet

MAIN FLOOR

UNIT 3	4,050 sf
UNIT 6	C/L 1,844 sf



SECOND FLOOR

UNIT 9A	7,312 sf
UNIT 9B	5,044 sf
Unit 9A & 9B	12,356 sf



UNITS 9A & 9B, CONTIGUOUS TO 12,356 SF

An exciting leasing opportunity offering premium Class A build and amenities, at lowest in class rates. The building location at Glenmore and Deerfoot is the busiest intersection in Calgary. 119,000 cars pass the building daily and large, third floor illuminated signage provides unbeatable visibility



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.

PATEINTS & CLIENTS

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

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

EXPOSURE

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

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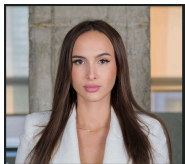
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