

Medical Space for Lease

# 2202 2 Street SW

Calgary, AB

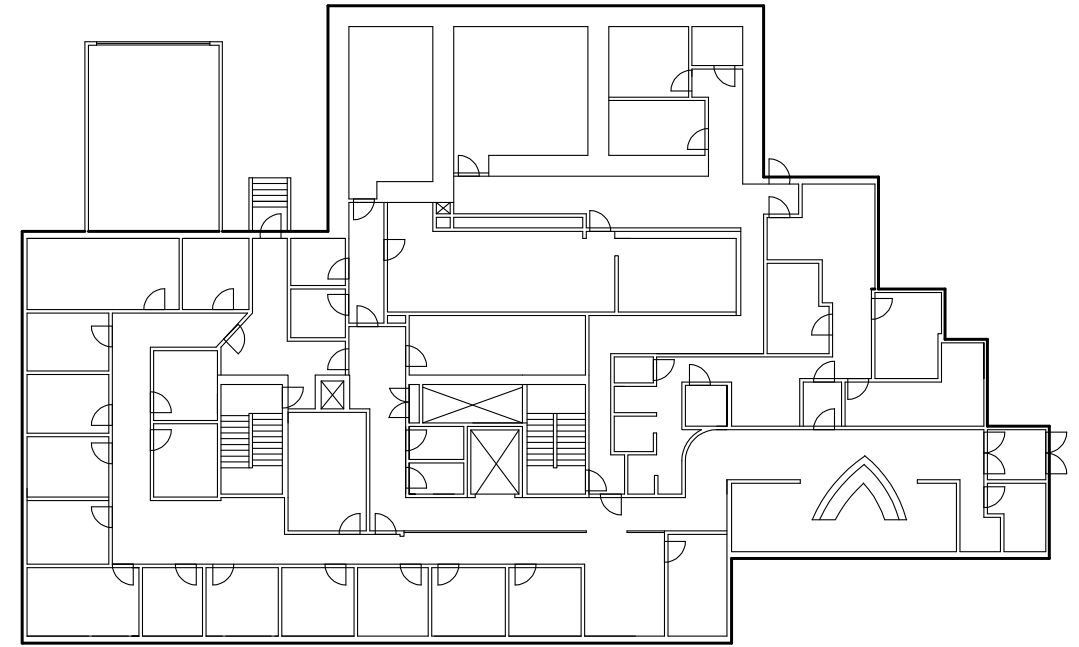


# About the BUILDING

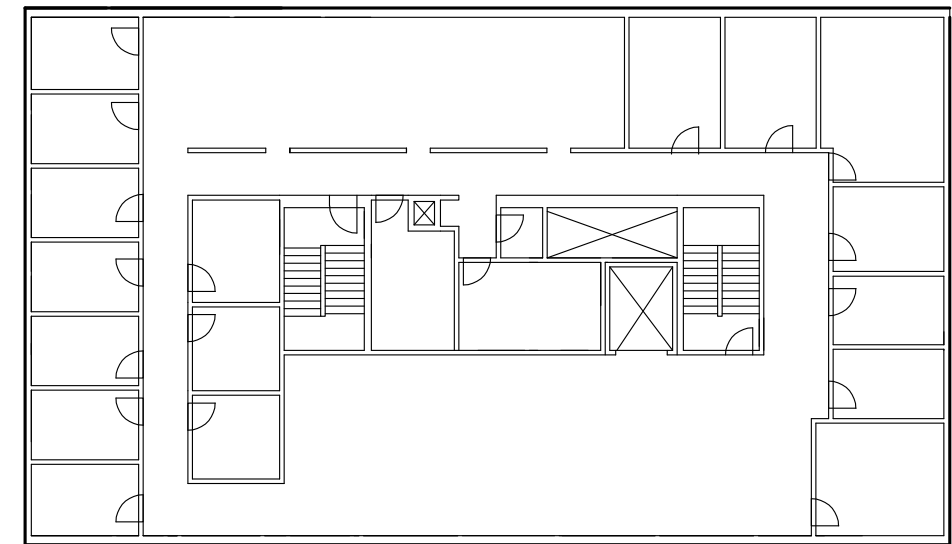
2202 2 Street SW offers a dynamic and functional medical space, including examination rooms, consultation areas, storage spaces, and a waiting room. Located in the vibrant community of Mission and situated just minutes from downtown Calgary, this location offers exceptional accessibility and is well-served by public transit. Additionally, there is ample on-site parking available. Nearby amenities include pharmacies, coffee shops, and restaurants. The space can be customized to meet a specific medical practice's requirements and is wheelchair accessible.

<b>Available Space</b>	2202: 17,535 sf (Space has its own exclusive entrance)
<b>Availability</b>	Immediately
<b>Lease Rate</b>	Market lease rates
<b>Operating Costs</b>	\$19.01 psf
<b>Floors</b>	2 plus lower level
<b>Zoning</b>	41D2009 SITE 1
<b>Visitor Parking</b>	Ample patient surface parking (charged hourly)
<b>Staff Parking</b>	Surface: 1 per 225 sf \$175 per month, per stall

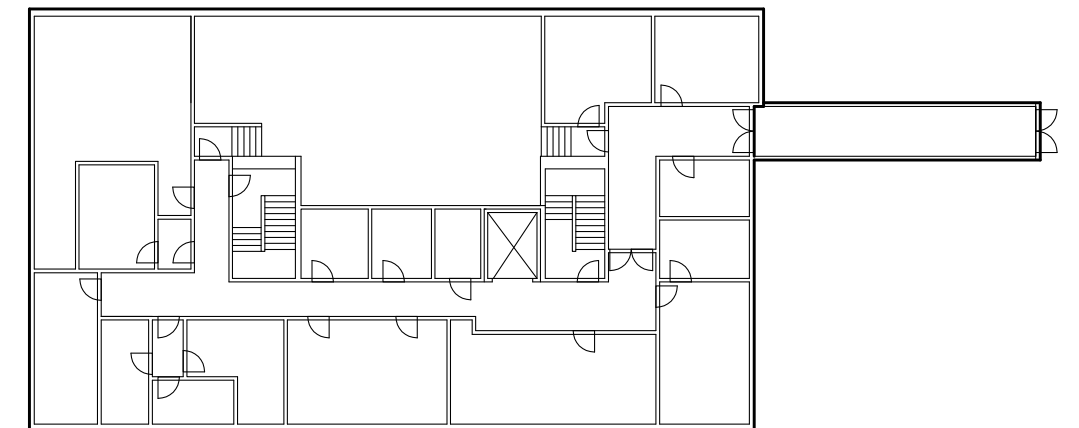
## Main Floor



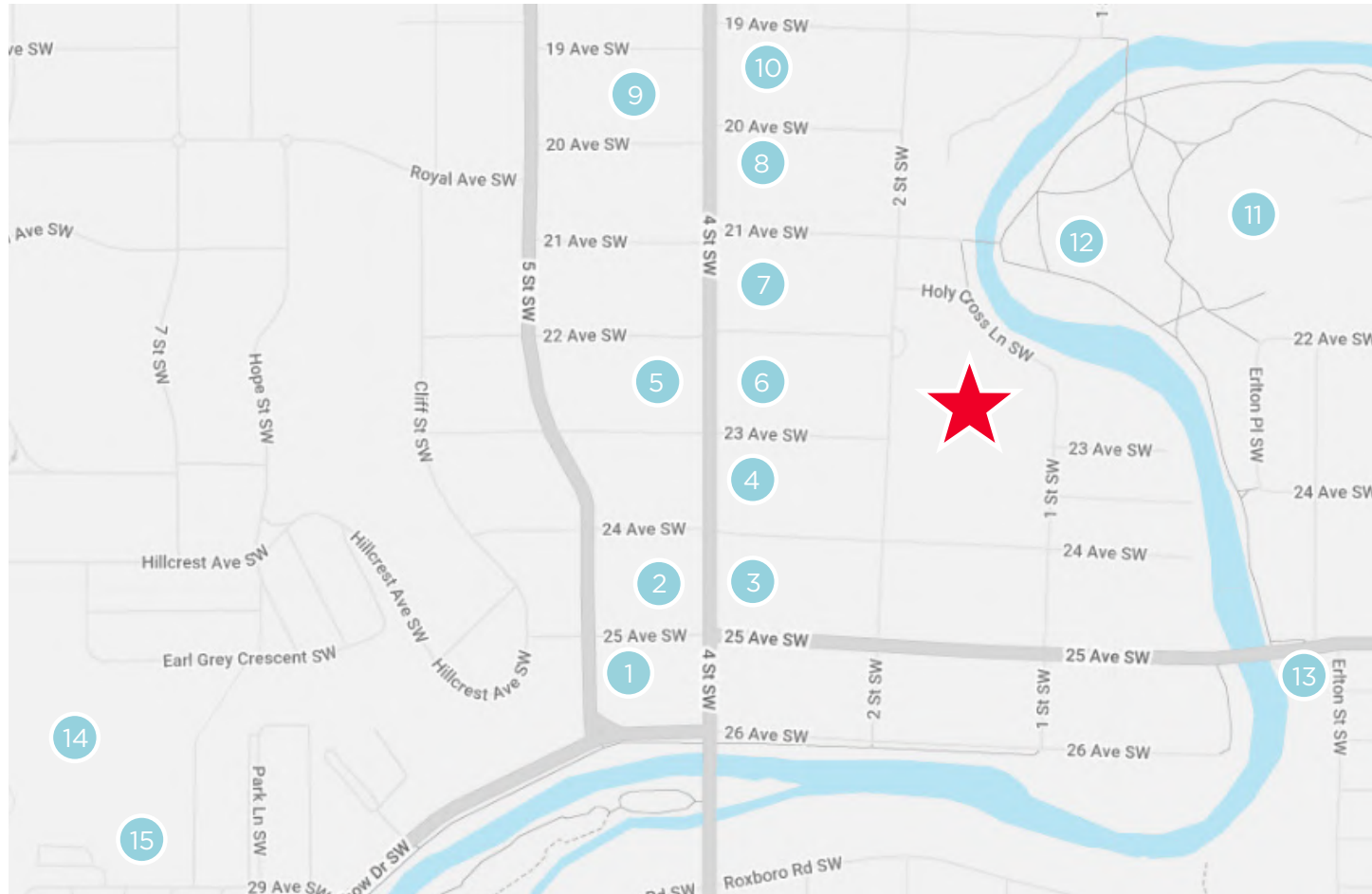
## Second Floor



## Lower Floor



# Location



- |                                                              |                                 |
|--------------------------------------------------------------|---------------------------------|
| 1. Safeway                                                   | 8. Blaze Pizza, Shokunin        |
| 2. Earls Kitchen + Bar, La Boulangerie Bakery                | 9. Scotiabank, TD Canada Trust  |
| 3. Shoppers Drug Mart                                        | 10. RBC, Petro-Canada           |
| 4. VIN Room, BMO, Mucho Burrito, Lululemon                   | 11. MNP Community Sports Centre |
| 5. Starbucks, RBC, OEB Breakfast Co, Phil & Sebastian Coffee | 12. Lindsay Park                |
| 6. Mercato, Carino Japanese Italian Kitchen, Aida's Bistro   | 13. Earlton Park                |
| 7. Añejo, Blowers & Grafton                                  | 14. Earl Grey Park              |
|                                                              | 15. The Glencoe Club            |

## Demographics

**102,099**  
Population

**\$122,135**  
Avg Household Income

**39.1**  
Avg Age

Within 3 km



## Contact

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