



Colliers

Innovation Hub in Northwest Calgary, Alberta

University Innovation Quarter For Lease

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UiQ university
innovation
quarter

Accelerating success.

Property Overview

University Innovation Quarter (UIQ) is a landmark destination that will be revitalized to attract some of the city's greatest talents, researchers, entrepreneurs, startups, and investors. The revitalization will energize UIQ to be a mixed-use innovation district cultivating bright minds on the cutting-edge of advancements, world-solutions, policies, research, and inventions, with prime opportunities for new office space, facilities, and amenities. Ideas and progress will flourish here pushing Calgary to the forefront of innovative pursuits.

UIQ currently spans across 76-acres adjacent to the University of Calgary main campus – one of Canada's top comprehensive research universities, and has an existing ecosystem of Calgary startup companies and science, technology, and research organizations. Strengthening the connections within this existing ecosystem through thoughtful design will support the acceleration of innovation, cross-collaboration, entrepreneurial thinking, and Calgary's job growth and economic prosperity.



University of Calgary Properties Group (UCPG) is the trusted developer behind the design and execution of the UIQ Development Framework spearheading the vision. UCPG was created by the University of Calgary to oversee the development and management of university land projects with proven results as the developer for the award-winning mixed-use community of University District.

University Innovation Quarter | Calgary, AB



Availability Overview

University Innovation Quarter | Calgary, AB

Alastair Ross Technology Centre | 3553 - 31 Street NW

North Tower

Suite	Size	Type	Contiguous	Virtual Tour
Suite 140	1,989 sf	Lab Space	n/a	Coming Soon
Suite 180	3,812 sf	Lab Space	n/a	Click Here
Suite 201	2,079 sf	Office	n/a	Click Here
Suite 230	7,466 sf	Office	n/a	Coming Soon
Suite 250	1,064 sf	Office	n/a	Coming Soon
Suite 255	1,428	Office	n/a	Click Here
Suite 271	465 sf	Office	n/a	Coming Soon

South Tower

Suite	Size	Type	Contiguous	Virtual Tour
Suite 275	2,557 sf	Office	Up to 6,090 sf	Click Here
Suite 282	3,513 sf	Office		Click Here
Suite 320	3,024 sf	Office	Up to 8,457 sf	Click Here
Suite 360	5,433 sf	Office		Click Here



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Building Details

Address	3553 - 31 Street NW
Net Rent	Market Rates
Operating Costs (2025 Estimate)	CAM: \$12.30 PSF/Annum Tax: \$2.86 PSF/Annum Total: \$15.16 PSF/Annum
Term	Negotiable
Zoning	Direct Control 104D2022
Permitted Uses	All tenant uses at UIQ must align with and support the goals of fostering research, innovation, and enhancing teaching and learning.
Building Size	124,064 sf
Floors	3
Year Built	1988/2000
Building & Security Desk Hours	Weekdays: 8:00 a.m. to 4:00 p.m. Card Access After Hours
HVAC Hours	Weekdays: 8:00 a.m. to 6:00 p.m.
Fibre Provider	Telus
Building Amenities	• Common AV-Equipped Meeting Rooms • Complimentary Guest Wi-Fi • On-Site Café • Bicycle Racks • Change Rooms with Showers
Parking	Ample Surface Parking: \$125/Stall/Month Managed by UCalgary Campus Parking
Transit	Adjacent to Brentwood LRT Transit Hub



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Main Floor

North Tower Suite 140 | 1,989 sf

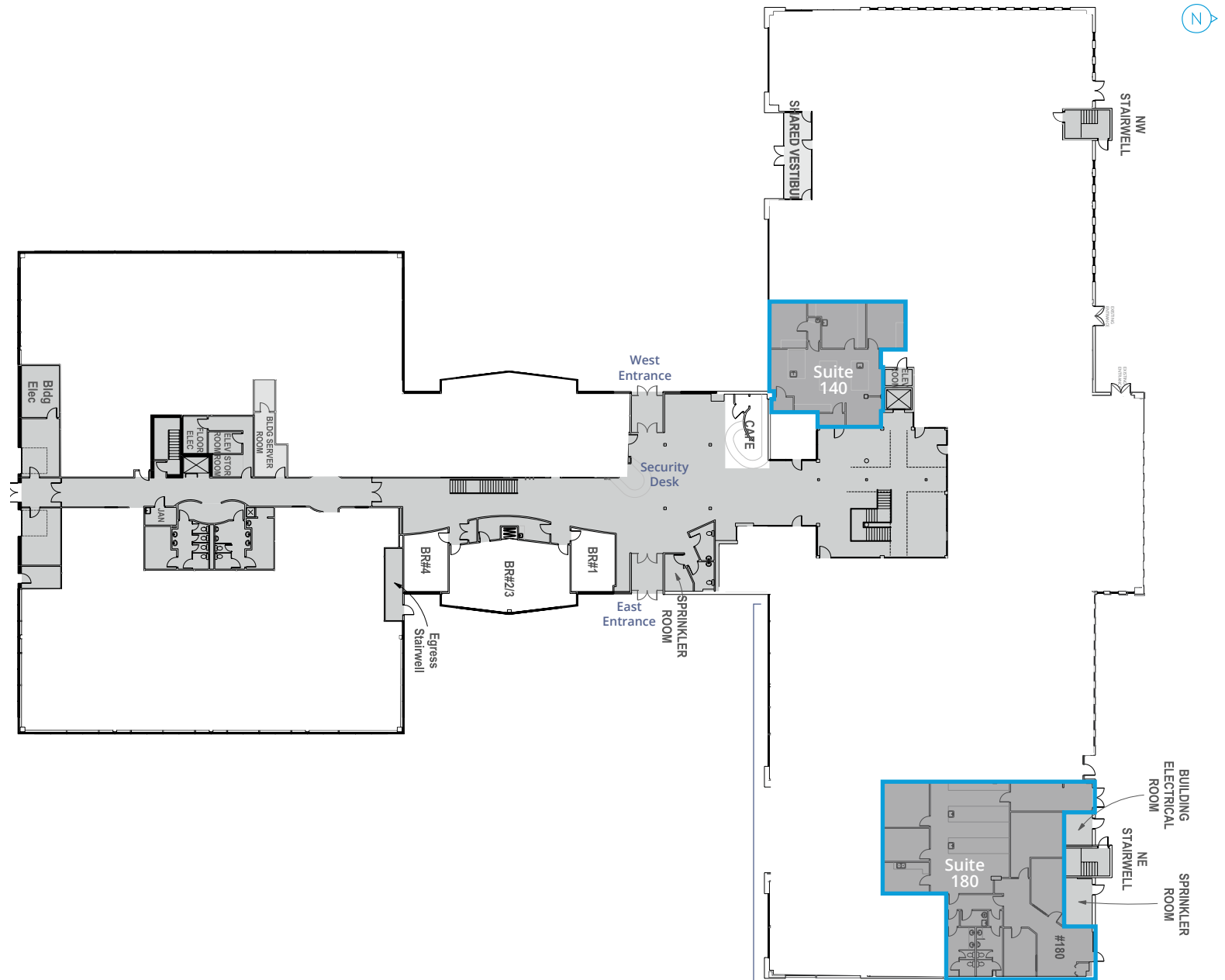
Available Immediately

- Lab Space
- Complete With Plumbed Work Benches

North Tower Suite 180 | 3,812 sf

Available Immediately

- Lab Space
- Complete With Work Benches and Internal Washrooms



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

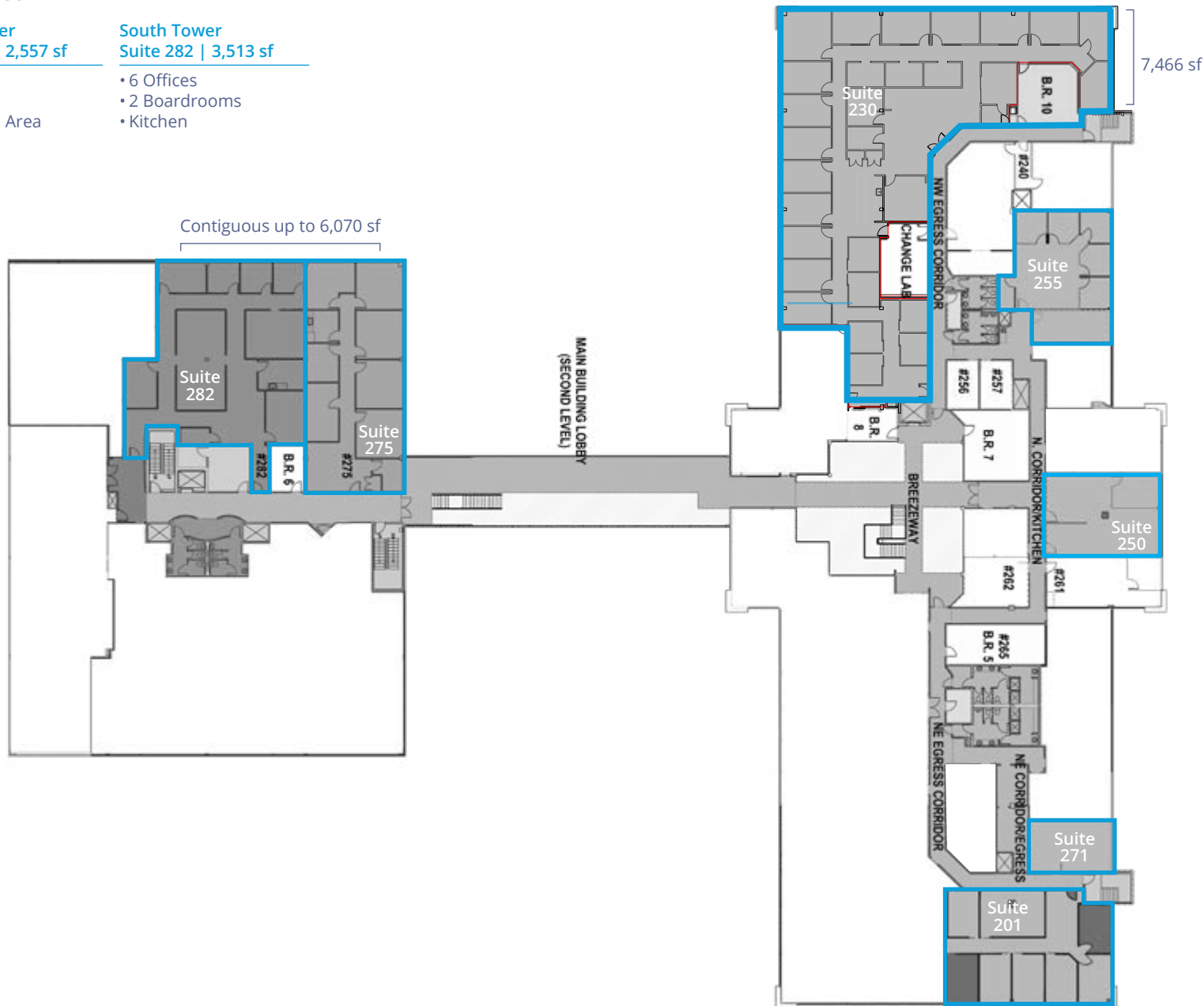
Second Floor

South Tower Suite 275 | 2,557 sf

- 7 Offices
- Kitchen
- Reception Area

South Tower Suite 282 | 3,513 sf

- 6 Offices
- 2 Boardrooms
- Kitchen



North Tower Suite 201 | 2,079 sf

- Available Immediately*
- 7 Offices
 - Boardroom

North Tower Suite 230 | 7,466 sf

- Available Immediately*
- 23 Offices
 - 3 Call rooms
 - Kitchen
 - Reception Area

North Tower Suite 250 | 1,064 sf

- Available Immediately*
- 1 Office
 - Open Area

North Tower Suite 255 | 1,428 sf

- Available Immediately*
- 5 Offices
 - Open Area

North Tower Suite 271 | 465 sf

- Available Immediately*
- Open Area

Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Third Floor



South Tower Suite 320 | 3,024 sf

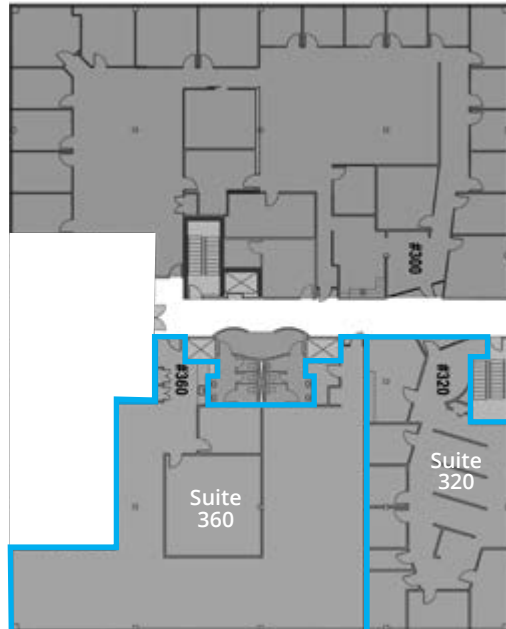
Available Immediately

- 6 Offices
- Boardroom
- Kitchen

South Tower Suite 360 | 5,433 sf

Available Immediately

- 1 Office
- Boardroom
- Open Area
- Kitchen



Contiguous up to
8,457 sf (Suites 320+360)

Click or Scan Below for Virtual Tours

North Tower
Suite 180



North Tower
Suite 201

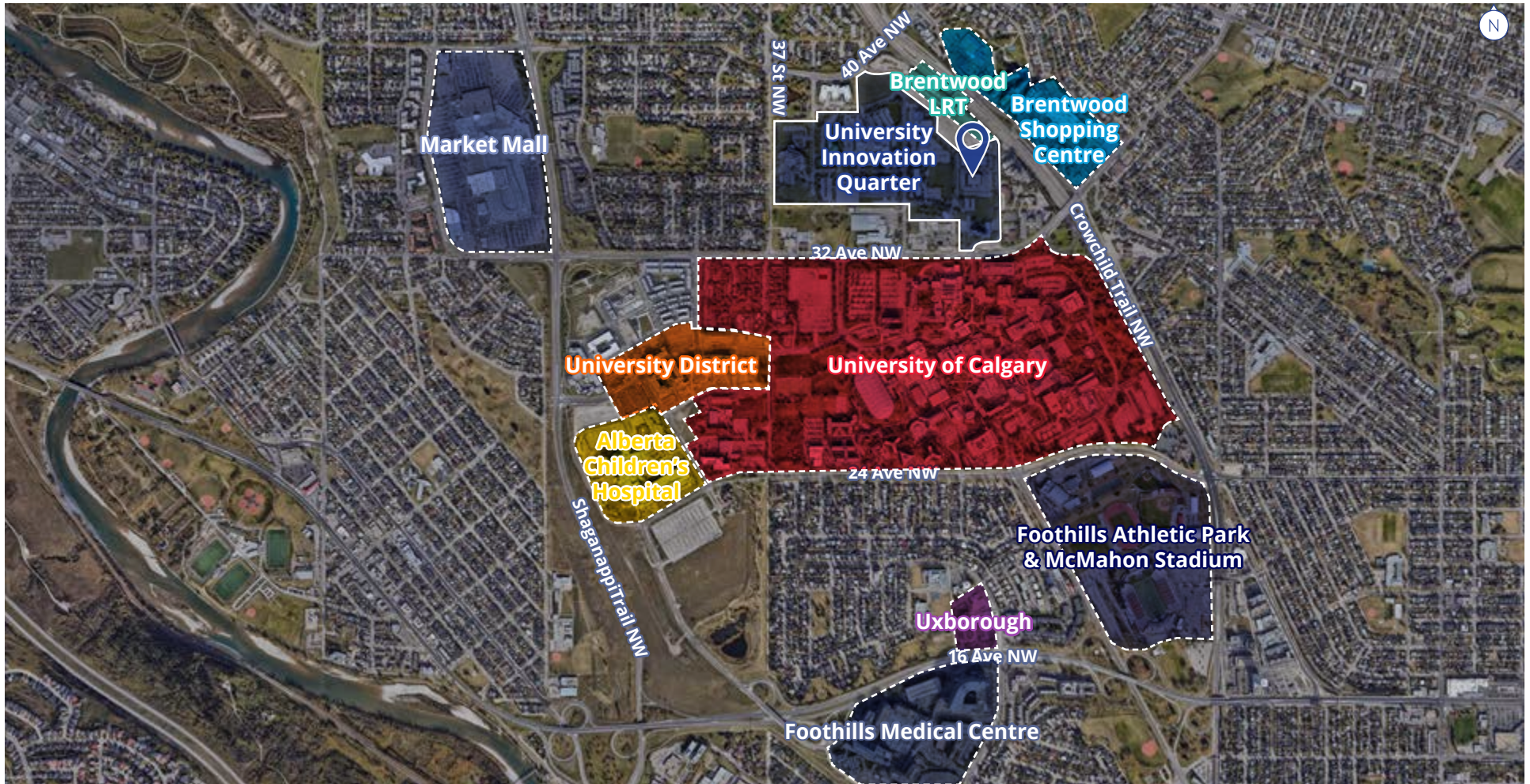


North Tower
Suite 255



Nearby Retail Amenities

University Innovation Quarter | Calgary, AB



University District

Alt Hotel	McDonalds	Sesame
barBURRITO	Monogram	Shoppers Drug Mart
Borough Bar & Grill	Native Tongues Taqueria	Staples
Charcut	OEB Breakfast Co.	The Alley
Cineplex VIP Cinemas	Orangetheory Fitness	The Banquet
COBS Bread	Osmow's	The Canadian
Connie & John's	Pho Pham	Brewhouse
Five Guys	Save-On-Foods	UNA Pizza + Wine
Fuwa Fuwa	Scotiabank	Urban Fare Kitchen
Hot Yoga on University District	Seed N Salt	Village Ice Cream
Lagree YYC	Servus Credit Union	YYC Cycle
Market Wine		

Market Mall

CF Market Mall
Landmark Cinemas
Market Mall
Professional Centre
TD Canada Trust

University of Calgary

A&W	Noodle & Grill Express
Brew & Blendz	Olympic Oval
Carl's Jr.	OPA! of Greece
Chaiwala of London	Starbucks
Cinnzeo Bakery Café	Subway
Dairy Queen	The Den
Domino's Pizza	Tim Hortons
Good Earth Coffeehouse	U of C Active Living
Jack Simpson Gymnasium	

Brentwood Shopping Centre

Anytime Fitness	Jamesons Pub
ATB Financial	Kilkenny Irish Pub
BMO Bank of Montreal	Liquor Depot
Brentwood Village	London Drugs
Shopping Centre	OPA! of Greece
Calgary Co-op	Phi Nhung Vietnamese Pho
Cora Breakfast	Piknic Café
Dollarama	Ramen Ninja
FreshCo	Scotiabank
Ginger Beef	Starbucks
Gogi Korean BBQ	Sushi Ninja
Golden Dragon Hot Pot	TD Canada Trust
Golf Park	Wendy's
Harvey's	



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