



QuadReal™

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PROPERTY
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WESTMOUNT CORPORATE CAMPUS

📍 5010 Richard Road SW
Calgary, Alberta

*1,645 SF of retail available in the heart
of a growing southwest trade area!*

SNAPSHOT

- WestMount Corporate Campus is a prominent Class A office campus in southwest Calgary, offering a significant concentration of professional and corporate users within a well-established employment node.
- The campus comprises approximately 500,000 SF of office space, providing a substantial built-in daytime population and consistent weekday activity.
- Well positioned near Marda Loop and surrounding communities, including Altadore, Currie, Lincoln Park, North Glenmore Park and Garrison Woods.
- Main-floor retail positioning provides an opportunity to directly serve the campus population, while also capturing traffic generated by Mount Royal University and surrounding neighbourhoods.
- Covered patio opportunity adjacent to the premises, providing the potential for additional outdoor seating and an enhanced café experience.

THE DETAILS

Area	Unit 110: 1,645 sf
Rate	Market
Additional Rent	\$25.63 psf (Est. 2026)
Term	5-10 Years
Availability	Immediate
Zoning	DC

193,487
Population



40
Avg. Age



\$138,353
Median Household \$



83,403
Households



VISUALS



FLOOR PLAN



Unit 110

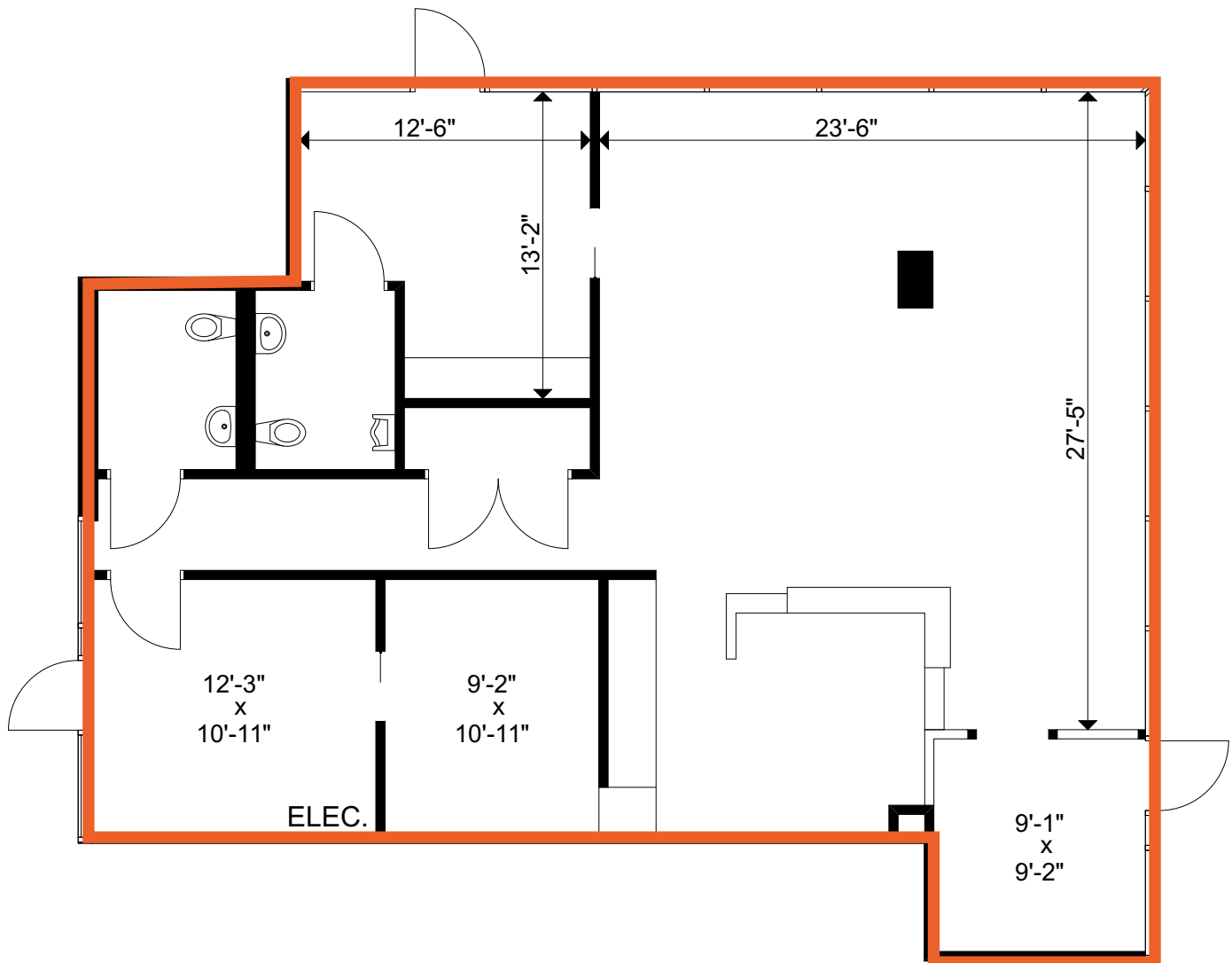
Size: 1,645 sf

Entrance: Exterior entrances at front and rear of suite, as well as side patio entrance

Power: 225A 120/20BV 3ph 60CCts

Exhaust & Venting: 5 VAVs with zone control, washroom exhaust fans

Plumbing & Water: Domestic cold water & dedicated hot water tank, 2 washrooms

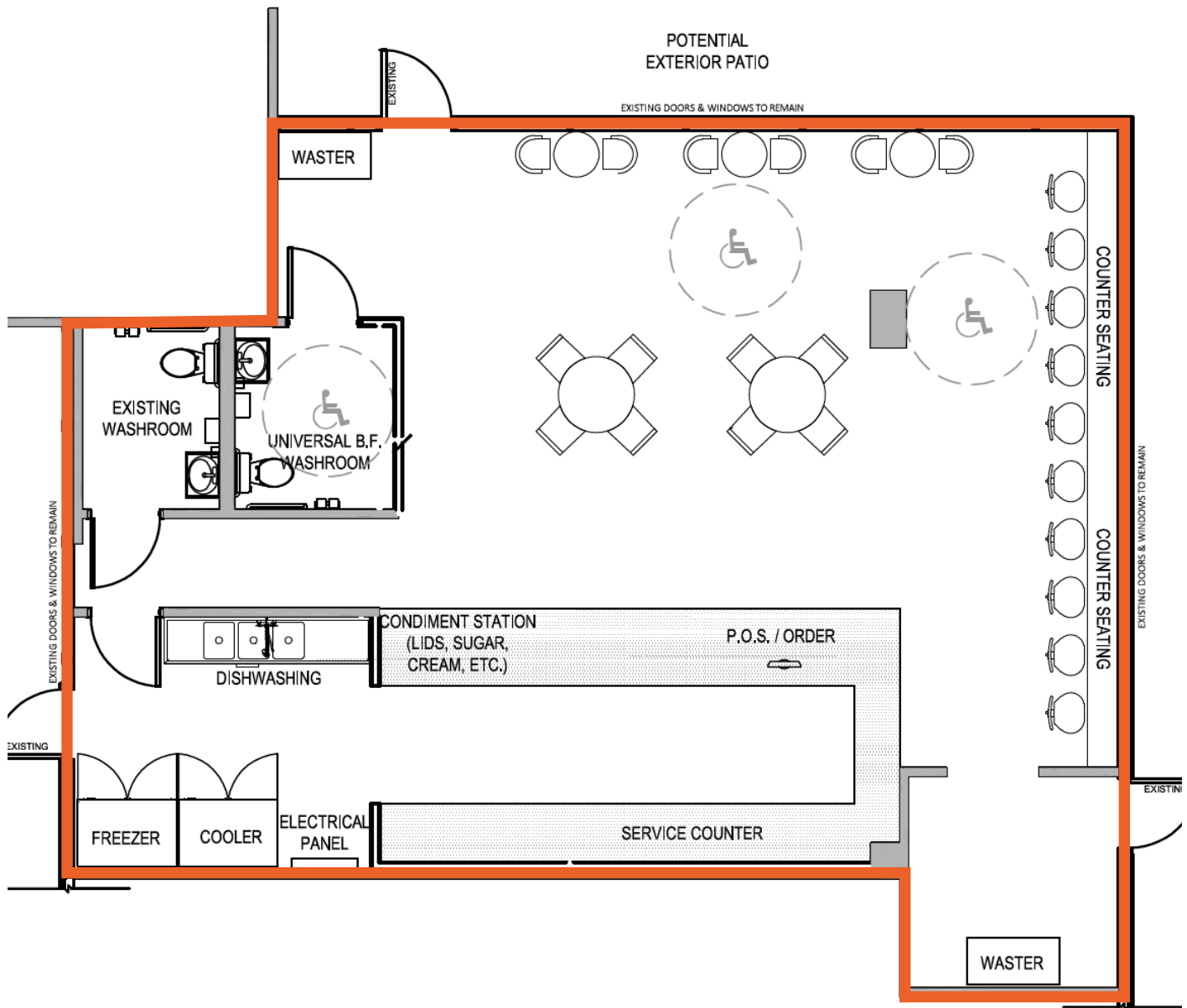


-  Leased
-  Available
-  Under Offer

FLOOR PLAN



Unit 110
Cafe Test Fit Plan
1,645 sf

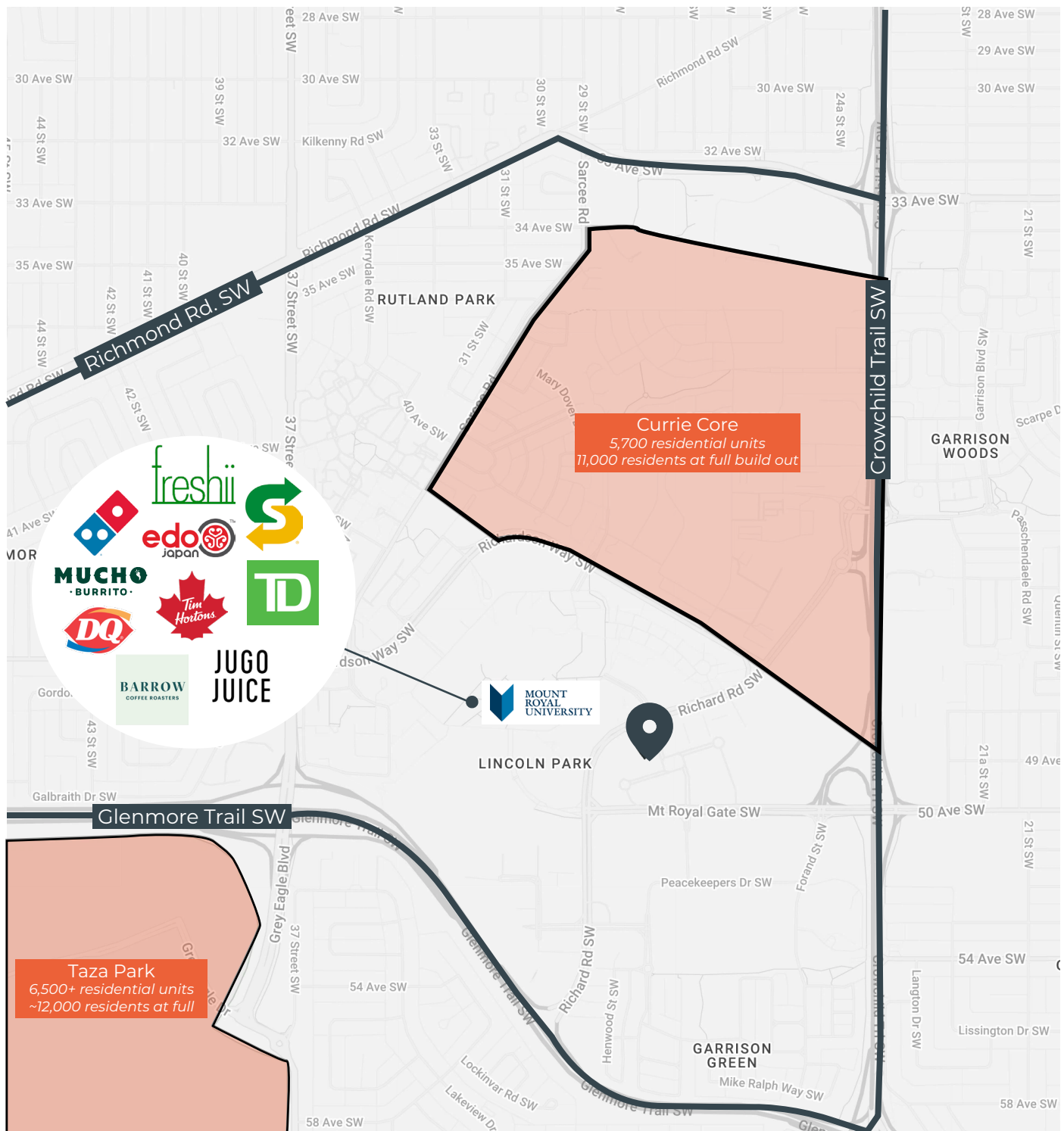


RENDERINGS



*These images are AI-generated representations and may not reflect the current condition of the space.

PERKS



Position your business within an established office campus, surrounded by growing residential density and steps from Mount Royal University.



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OPEN TO WHAT'S NEXT.

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CANADA

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