



Skyvision Professional Centre

3016 5th Ave NE, Calgary, AB T2A 6K4

CLASS B SUBURBAN OFFICE · 61,050 SF ·

A value-add, Class B office asset in one of Calgary's most supply-constrained submarkets.



— THE OFFERING

A value-add office asset in Calgary's northeast corridor.

Skyvision Professional Centre presents a 61,050 SF value-add office asset strategically positioned within Calgary's northeast corridor. Substantial vacancy, flexible multi-tenant floor plates, and limited competing office inventory support future lease-up potential for both investors and owner-users. The property benefits from strong connectivity to Malborough LRT, Deerfoot Trail, Memorial Drive, and Downtown Calgary. Offered exclusively by KPLI Global.

61,050 SF \$246/SF



AERIAL · EASTSIDE

ASSET PROFILE

Class B ·
Suburban
Office

RARE OPPORTUNITY

Limited NE
Office Supply

— THE ASSET

Property overview.

ADDRESS	3016 5 Ave NE, Calgary, AB T2A 6K4	SITE AREA	1.94 Acres
BUILDING CLASS	Class B Suburban Office	Property Tax	\$315,375 (2025)
YEAR BUILT	1978	ZONING	I-B Industrial Business
GLA	61,050 SF	PARKING	95 Surface Stalls
STOREYS	3	SIGNAGE	Monument Signage · 5 Ave NE
TYPICAL FLOOR	20,350 SF	MANAGEMENT	Professional on-site



BUILDING LOBBY

I-B ZONING OVERVIEW

Industrial-Business (I-B) Zoning Overview

3016 - 5 AVE NE

The property is designated I-B (Industrial-Business), a zoning district intended to accommodate high-quality office, research, and employment-focused developments. The district permits a broad range of office, institutional, service, and light industrial uses.

Permitted Uses

The I-B District permits a broad range of office, institutional, service, and light industrial uses, providing flexibility for both investors and owner-users.

- Office
- Health Care Service
- Financial Institution
- Information & Service Provider
- Instructional Facility
- General Industrial – Light
- Convenience Food Store
- Library
- Print Centre
- Radio & Television Studio
- Protective & Emergency Service
- Catering Service – Minor

District Purpose

The I-B District is intended to accommodate high-quality office, research, and employment-focused developments in desirable commercial and industrial locations.

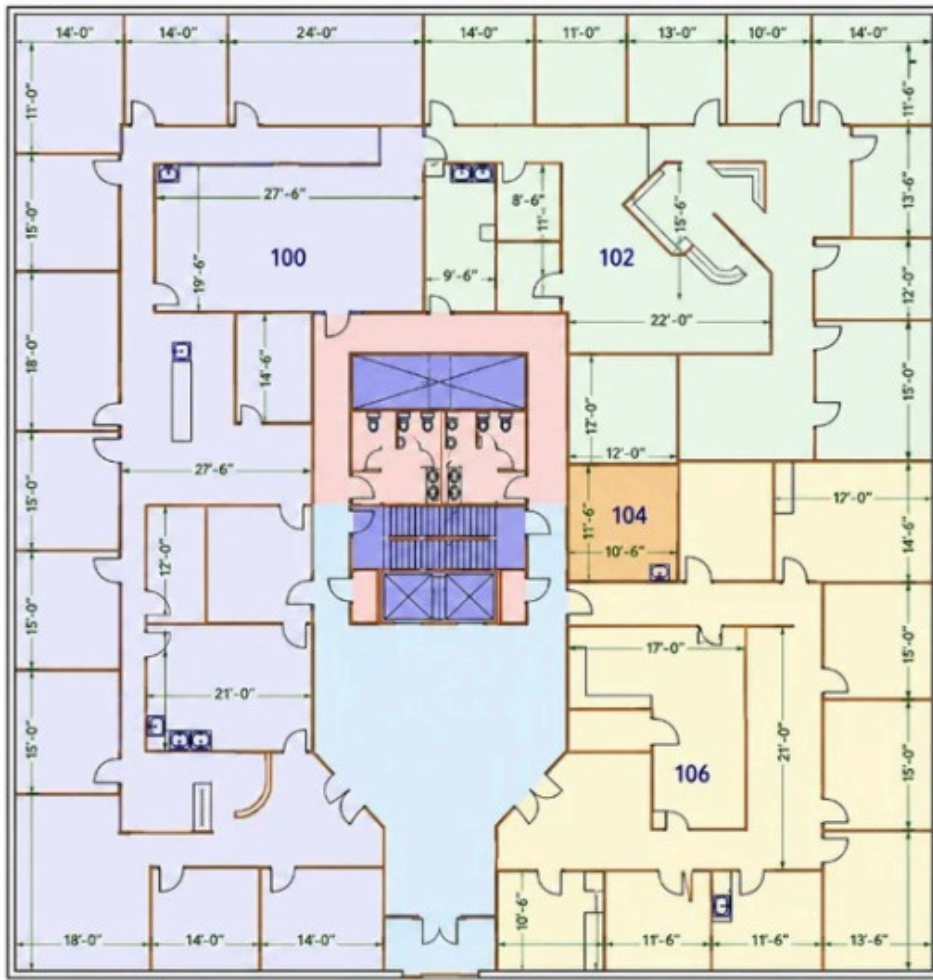
Discretionary Uses

Additional commercial, retail, hospitality, and recreational uses may be considered subject to City of Calgary approval and applicable development requirements.

- Retail & Consumer Service
- Fitness Centre
- Child Care Service
- Conference & Event Facility
- Hotel
- Indoor Recreation Facility
- Post-Secondary Learning Institution
- Restaurant: Food Service Only*
- Restaurant: Licensed*
- Self Storage Facility
- Specialty Food Store
- Vehicle Rental – Minor
- Brewery, Winery & Distillery

The above uses represent a summary of permitted and discretionary uses under the I-B (Industrial-Business) District. Purchasers should verify specific use requirements with the City of Calgary.

floor Plans



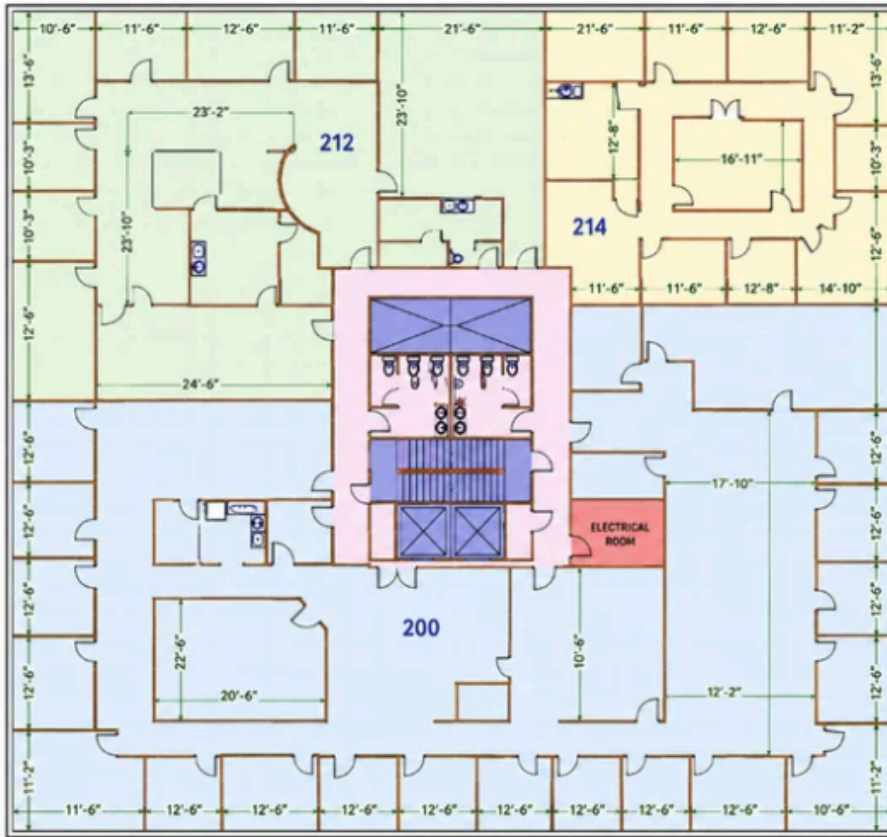
Mainfloor

Suite 100	6,848 SF
Suite 102	3,750 SF
Suite 104	239 SF
Suite 106	3,126 SF



SUITE 106

floor Plans



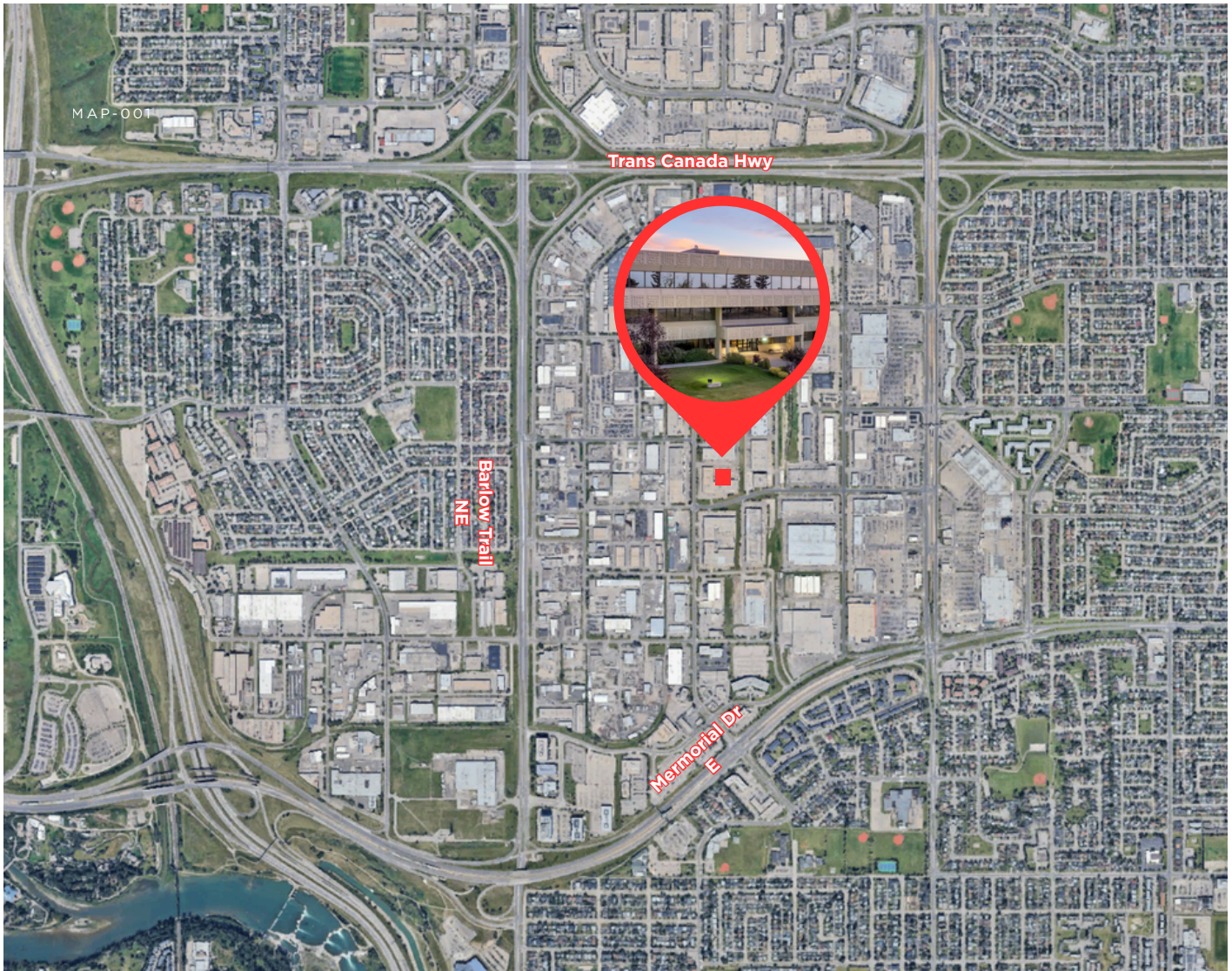
Second Floor

Unit 200	9,706 SF
Unit 212	5,376 SF
Unit 214	3,025 SF



Northeast Calgary, transit-connected.

Strategically positioned within Calgary's established northeast commercial corridor, offering strong connectivity to Franklin LRT, Deerfoot Trail, Memorial Drive, Barlow Trail, and Downtown Calgary.



SUBMARKET Northeast

One of Calgary's most supply- constrained suburban office quadrant.

TRANSIT Malborough LRT 5 Ave NE

10 min Walk away, rare for suburban office.

ARTERIAL 5 Ave NE

High-traffic corridor with premium monument visibility.

SITE 1.94 Acres

Generous site with ample surface parking.



To learn more,
get in touch.



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