



FOR LEASE

OFFICE

AIRPORT CORPORATE CENTRE

1601 Airport Rd Calgary, AB

Property Description

Unique opportunity for full floor tenancies in the Airport Corporate Centre (ACC) office, an eight-storey building with an underground parkade located within the Calgary International Airport complex. The property experiences enhanced exposure from its proximity to the airport which transports 39 726 domestic and international passengers per day. Above ground and underground pedways provide direct access from the ACC to the airport terminal and its amenities (185 shops, restaurants and services, and two hotels). The structure itself comprises of 180,000 square feet above grade of which +/-94,000 sf is available for leasing. The Calgary International Airport lies within the northeast part of Calgary, just off the Deerfoot Trail and surrounded by residential neighbourhoods and industrial areas that support the airport infrastructure.

180,000 SF

BUILDING SIZE

3,774 - 20,315 SF
LEASABLE SPACE

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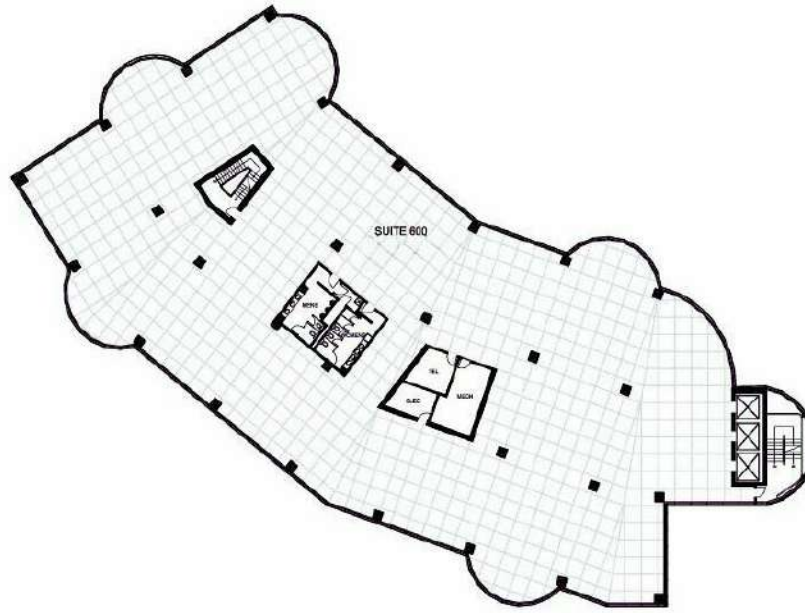
RE/MAX
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FLOORPLAN



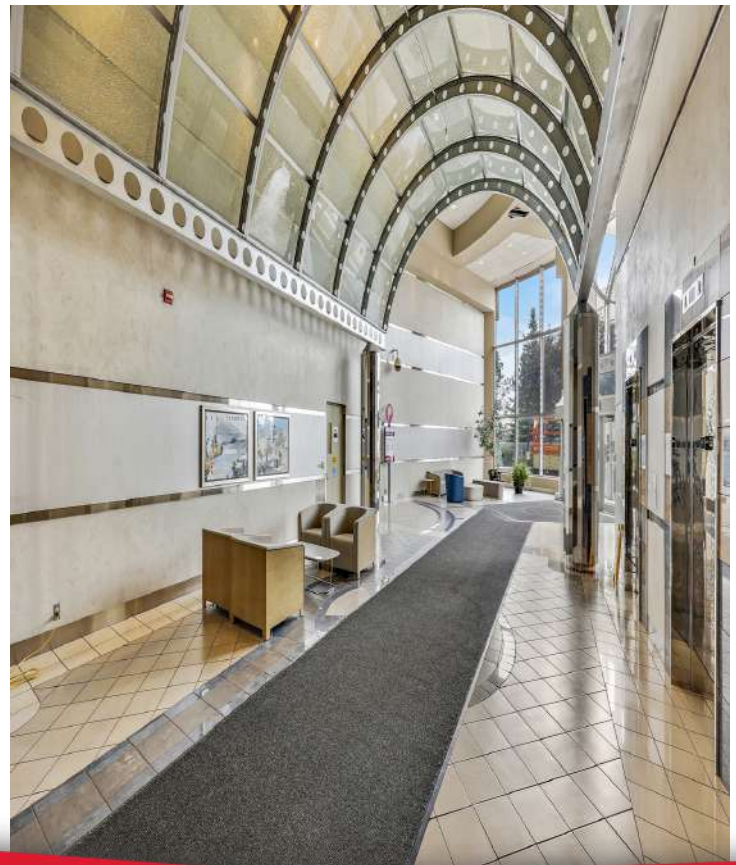
0 10 50 FT.

AREA SUMMARY			
SUITE No.	USABLE AREA	RENTABLE AREA	LEASE AREA
600	20,367 S.F.	21,626 S.F.	S.F.
TOTAL	20,367 S.F.	21,626 S.F.	S.F.

N/A RATIO = 1.06181
 ABOVE INFORMATION ESTABLISHED ACCORDING
 TO BOMA / AIAI'S 215.1 - 96

Property Details & Particulars

Address:	1601 Airport Rd E Calgary, AB
Legal Description	Airport Corporate Centre Strata Plan within Block A, Plan 9210847
Zoning	Special Purpose - City and Regional Infrastructure District (S-CRI)(S-CRI is operated by the federal, provincial and municipal levels of government)
Year Built	2001
Available:	3, 744 to 20,315 SF
Occupancy:	30-60 Days
Op. Costs (2023):	\$16 Per Square Foot
Term:	3, 5 or 10 years
Parking Ratio:	Market *free visitor parking



LOCATION



Highlights

- Office space located within Calgary International Airport which transports 39 726 passengers per day (2022)
- Connected directly to airport terminal by above-ground and underground pedways
- Market parking rates with free visitor parking
- Access to Delta Hotel via Calgary Airport In-Terminal which houses 185 shops, restaurants, and services, along with 2 hotels
- Connected directly to downtown Calgary by the Deerfoot Trail, only 11 miles away
- Future extension of Green Line and Blue Line light-rail transit will connect airport directly to south Calgary through downtown.



AVAILABILITIES

Suite	Area	Asking Rent	Annual	Monthly
210	6,118	\$18.50	\$113,183	\$9,432
220	7,917	\$17.50	\$138,548	\$11,546
301	15,626	\$18.00	\$281,268	\$23,439
400	20,312	\$17.50	\$355,460	\$29,622
500	20,095	\$17.50	\$351,663	\$29,305
600	20,315	\$17.50	\$355,513	\$29,626
725	3,774	\$18.50	\$69,819	\$5,818

