

## 5,951-26,058 SF Office Space

2540 Kensington Road NW | Calgary, Alberta

- Beautiful bright office spaces with river views and abundant natural light.
- Excellent strategic location on the corner of Crowchild Trail and Kensington Road NW.
- Part of a highly desirable area known for its vibrant energy and unique charm and within a short walk to diverse amenities, including shops, restaurants, cafes, the river, bike, and pathways.
- Adjacent to Sunterra market and CO-OP
- Close to downtown, offering many strategic business advantages
- Full building tenancies are preferred but single floors can be available
- Elevator access and wheelchair accessible
- Abundance of street front and surface parking

**Chris Howard**, Vice President | Investment & Leasing

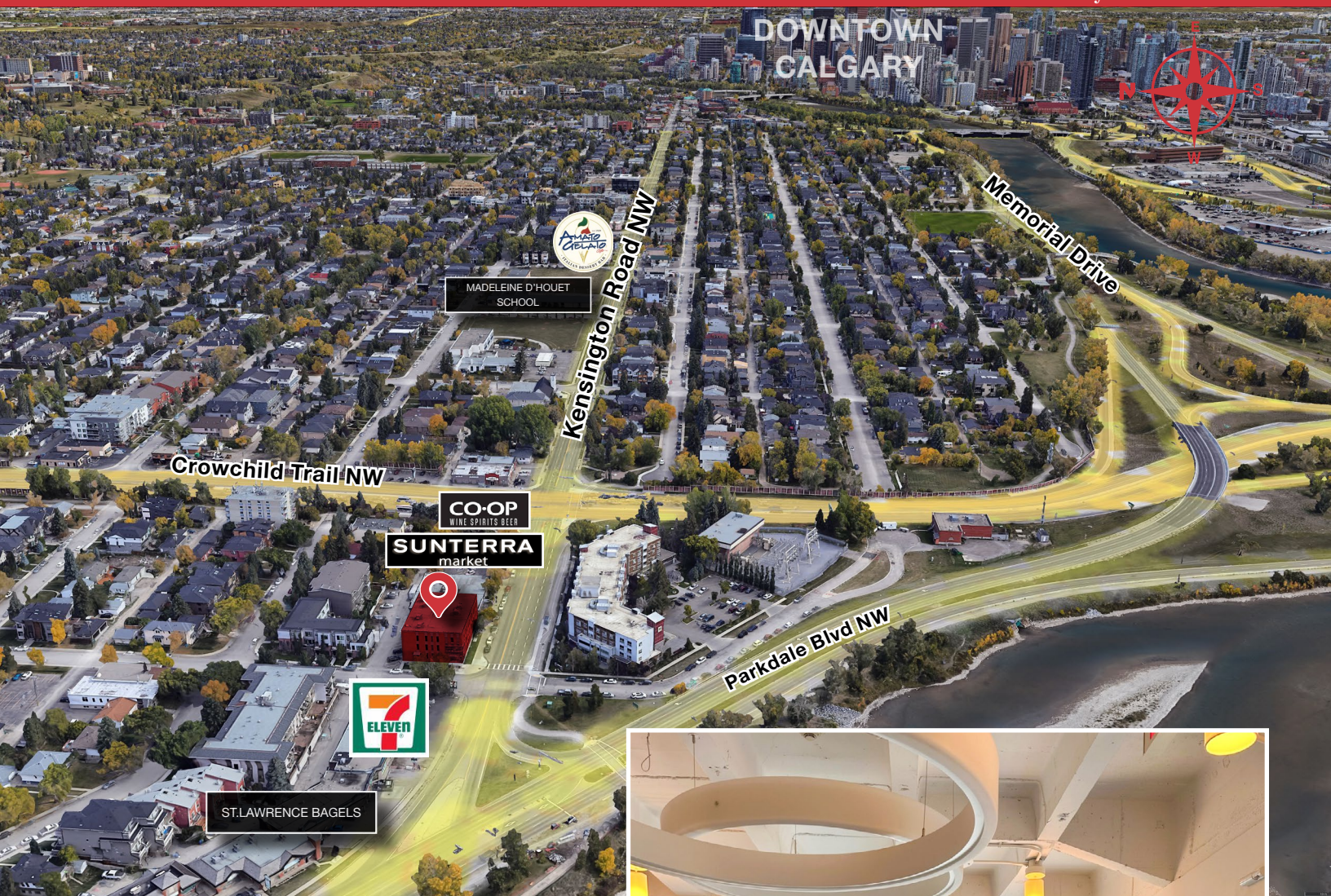
403- 830-6908

[choward@naiadvent.com](mailto:choward@naiadvent.com)

|                       |                                       |
|-----------------------|---------------------------------------|
| ADDRESS               | 2540 Kensington Road NW               |
| ZONING                | C-COR2                                |
| YEAR BUILT            | Redeveloped 2012                      |
| TOTAL AVAILABLE       | ±26,058 SF                            |
| LOWER FLOOR           | ±6,083 SF                             |
| FLOOR 1               | ±5,951 SF                             |
| FLOOR 2               | ±7,040 SF                             |
| FLOOR 3               | ±6,984 SF                             |
| LEASE RATE            | Market                                |
| ALLOWANCES            | Net 6 months free rent                |
| 2025 OP. COST & TAXES | \$14.83 PSF<br>(lowest in inner city) |
| PARKING               | Up to 53 surface stalls available     |
| WALK SCORE®           | Walker's Paradise (63)                |
| BIKE SCORE®           | Excellent Transit (85)                |

THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

3633 8 Street SE  
 Calgary, AB T2G 3A5  
 +1 403 984 9800  
[naiadvent.com](http://naiadvent.com)



### Area Demographics

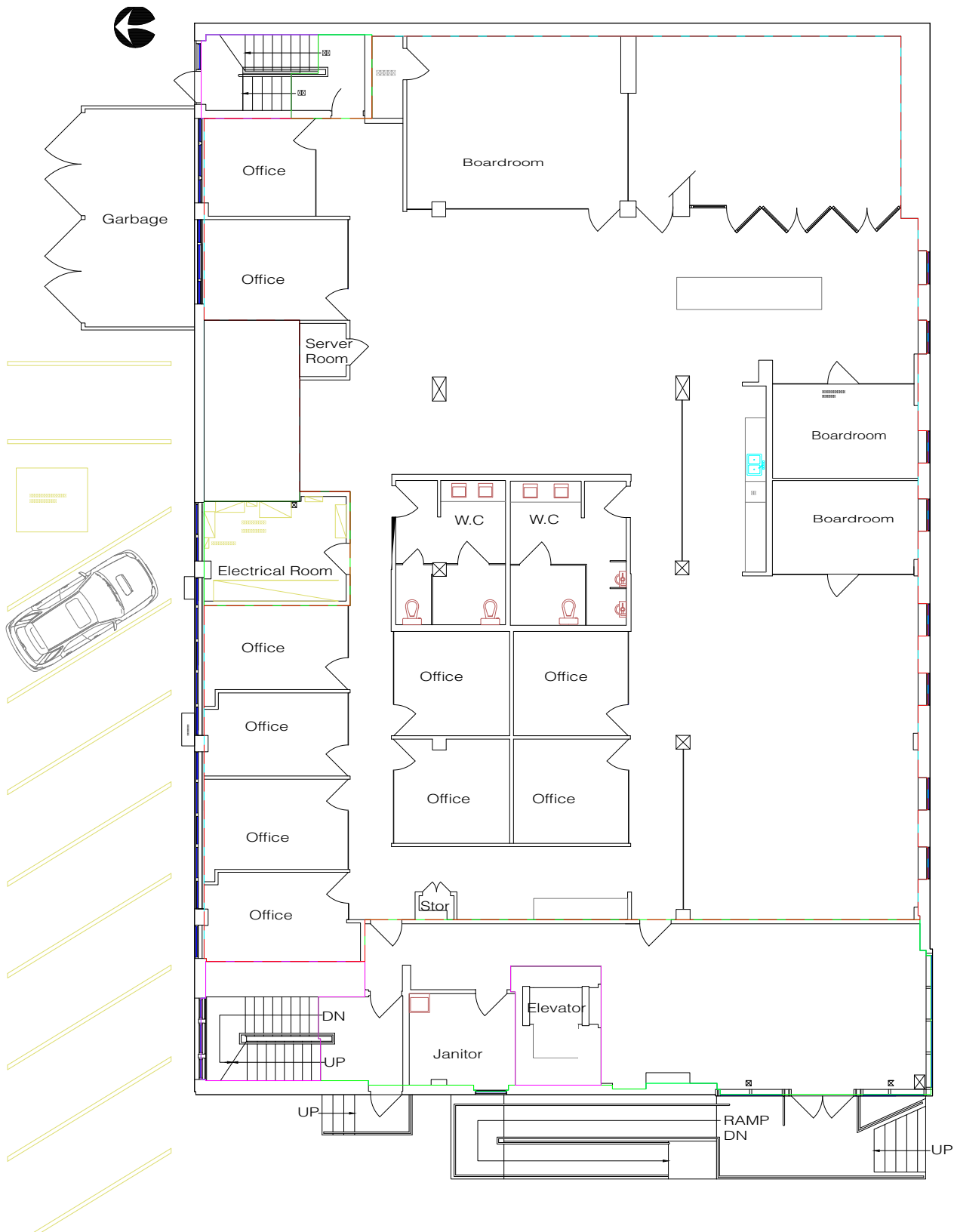
| POPULATION         | 2 KM   | 3 KM    | 5 KM    |
|--------------------|--------|---------|---------|
| 2021               | 71,598 | 116,939 | 214,844 |
| 2026               | 79,102 | 129,790 | 239,512 |
| 2031               | 87,423 | 144,643 | 266,803 |
| Growth 2021-2026   | 10.48% | 10.99%  | 11.48%  |
| Growth 2021 - 2031 | 22.10% | 23.69%  | 24.18%  |

| HOUSEHOLD INCOME              | 2 KM      | 3 KM      | 5 KM      |
|-------------------------------|-----------|-----------|-----------|
| 2021 Average Household Income | \$128,230 | \$141,233 | \$150,903 |
| 2021 Median Household Income  | \$73,463  | \$77,354  | \$82,791  |
| 2021 Per Capita Income        | \$76,999  | \$79,646  | \$77,386  |

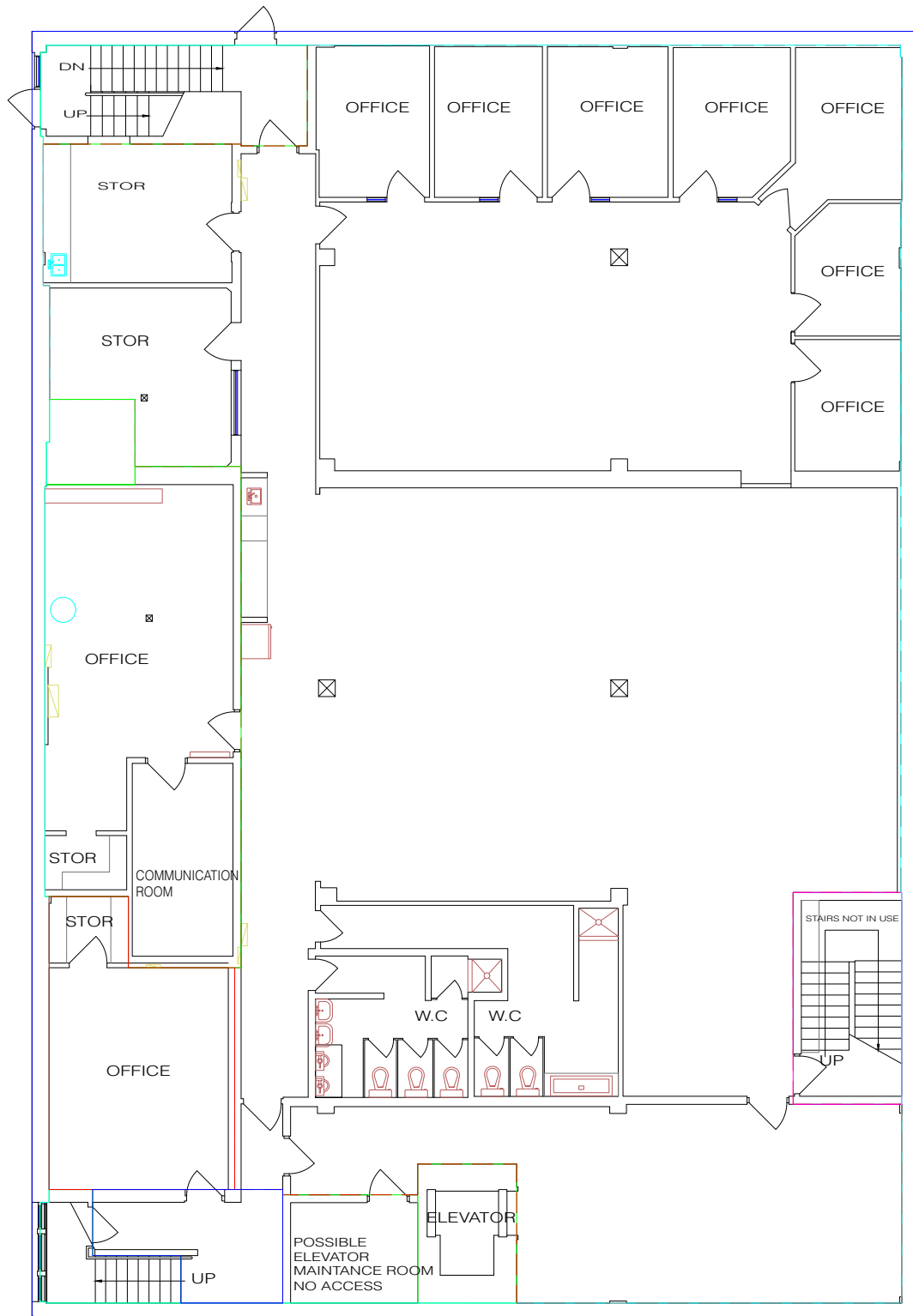


MAIN FLOOR RECEPTION

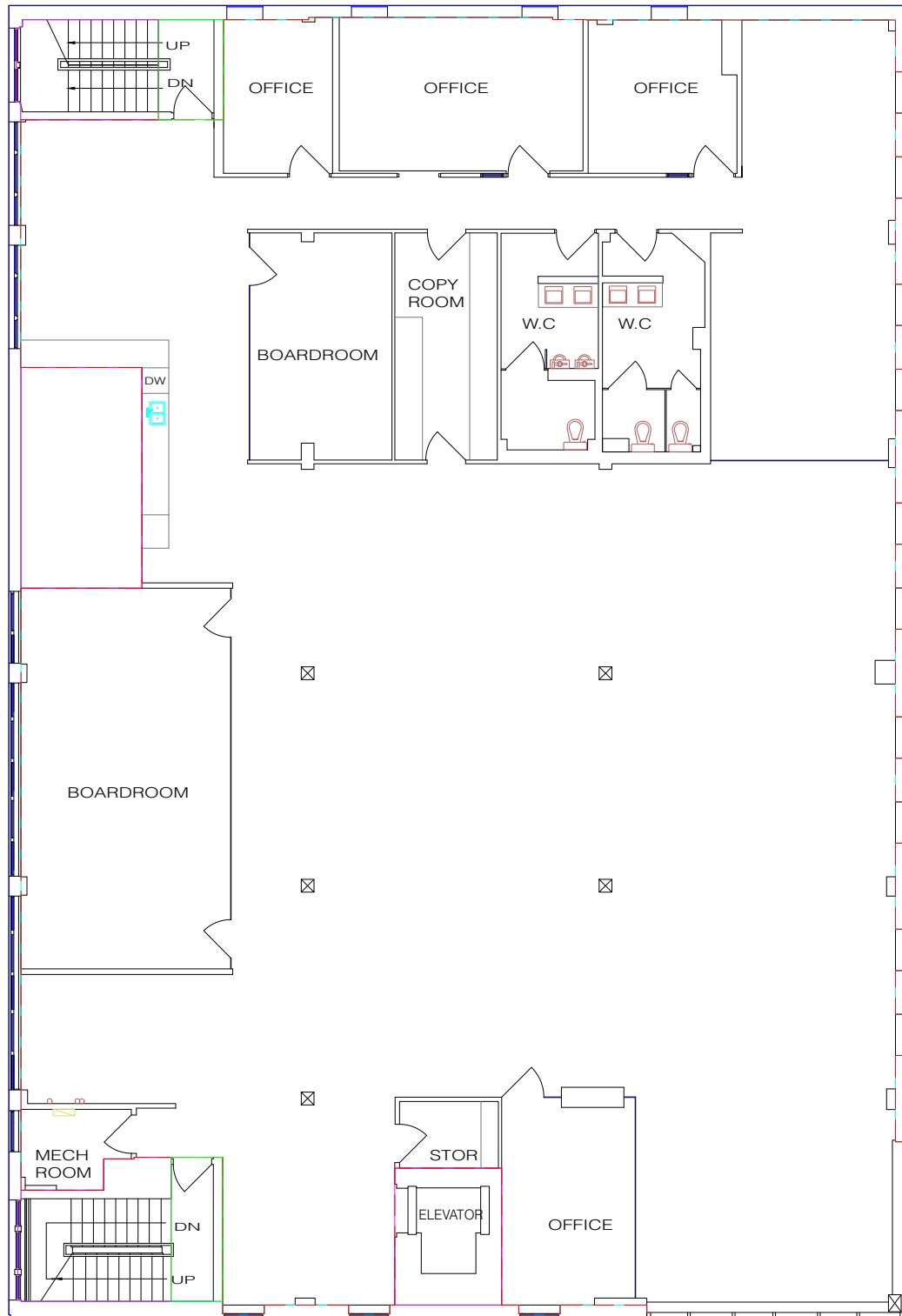
## Main Floor Plan (Proposed)



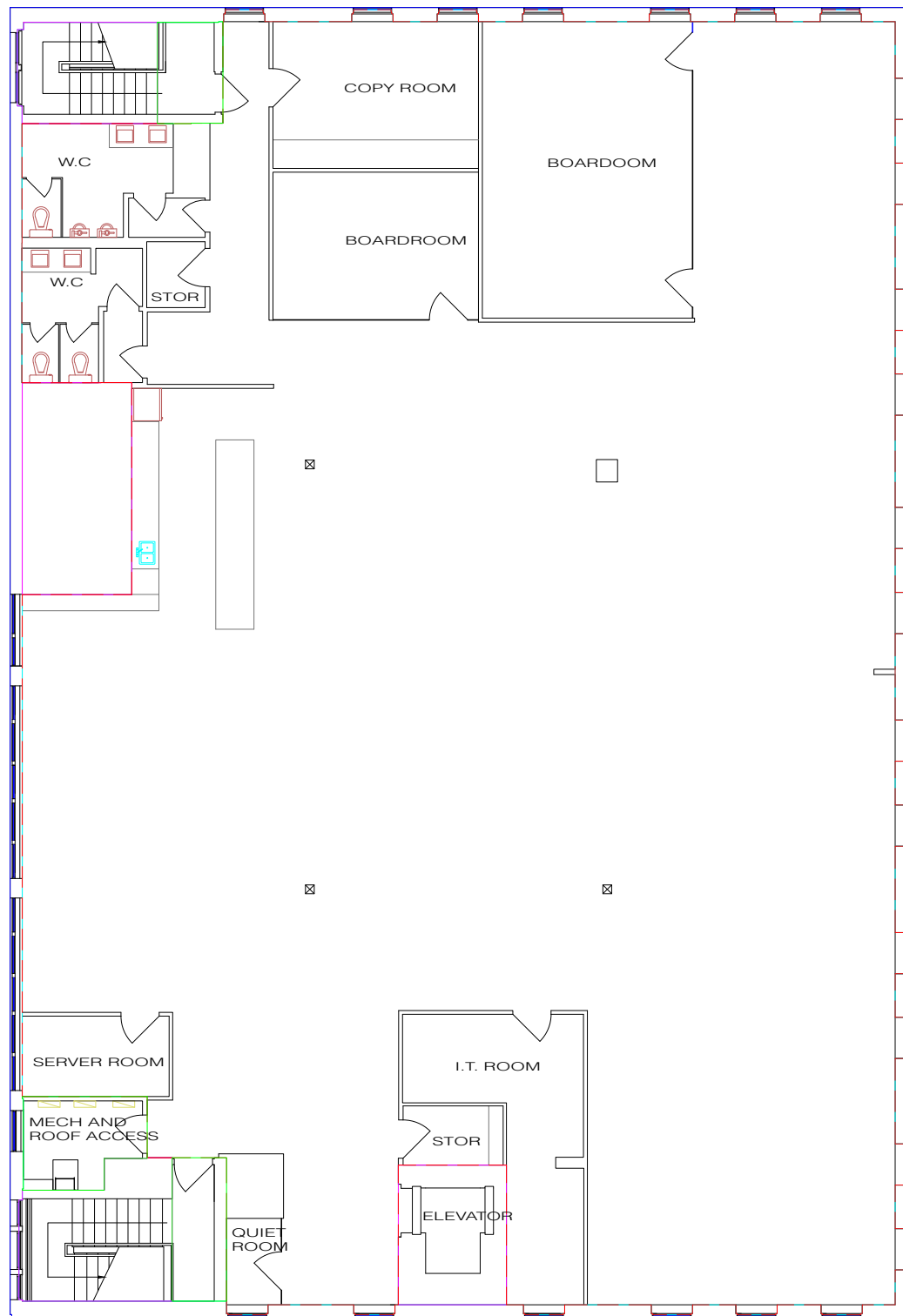
## Lower Floor Plan

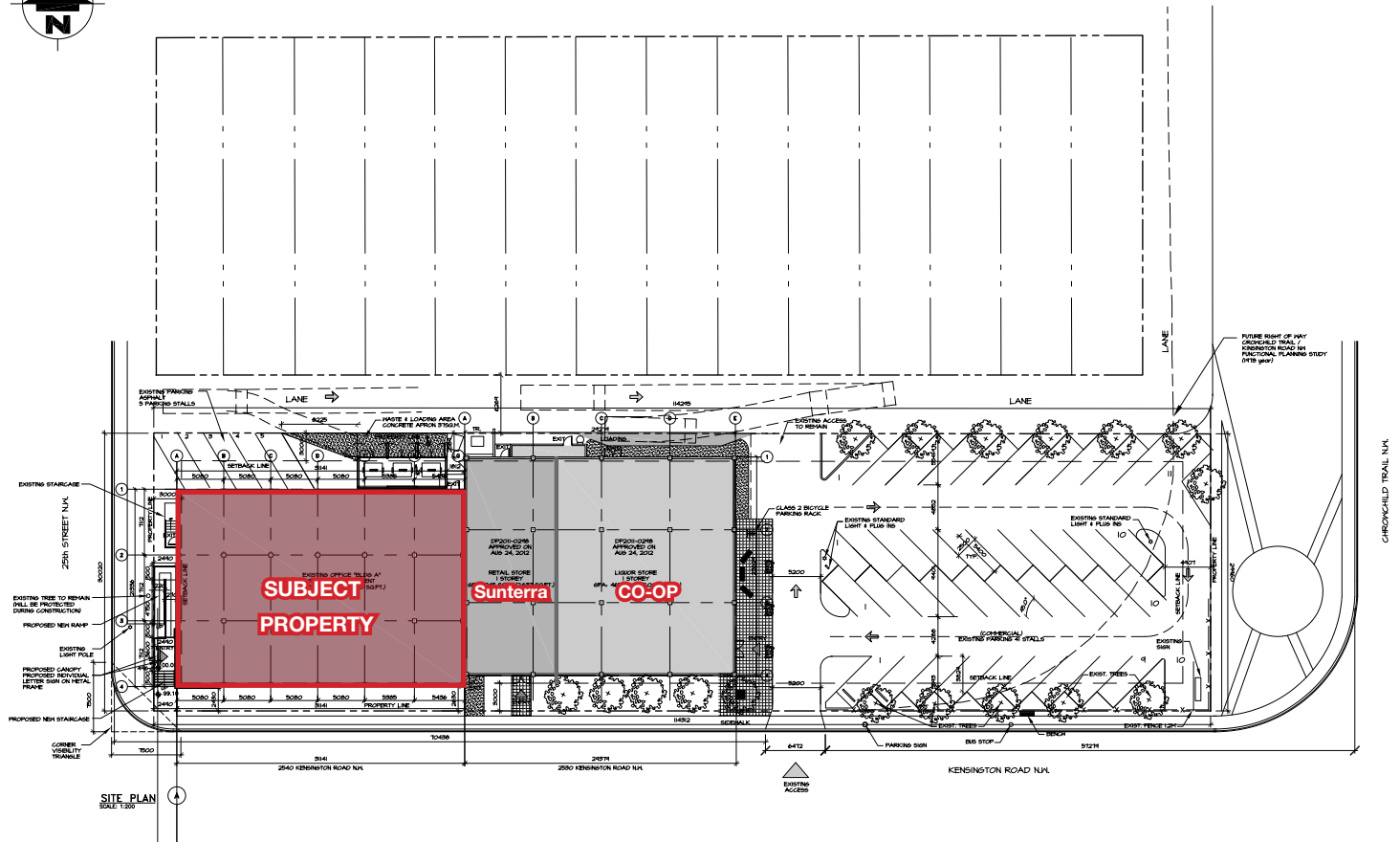


## 2ND Floor Plan



## 3RD Floor Plan





3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
[naiadvent.com](http://naiadvent.com)



RECEPTION ELEVATOR ACCESS



MEETING SPACE WITH POLISHED CONCRETE FLOORS



SUNTERRA RESTAURANT & PATIO



COOP WINES & SPIRITS