

FOR LEASE

GLENDEER PROFESSIONAL BUILDING

1035 - 64 Avenue, SE Calgary



An exciting medical leasing opportunity offering premium Class A build - fixturing ready with excellent signage opportunities.

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Highlights

BUILDING SIZE	71,200 sf
OPERATING COST	\$12.00
AVAILABLE AREA	18, 872 sf
PARKING	4 : 1,000 sf 200 surface parking stalls 22 heated stalls for physicians & owners Ample free street parking

Availability

UNIT 3	3,232 sf
UNIT 4	818 sf
UNIT 6	1,844 sf
UNIT 9A	7,312 sf
UNIT 9B	5,044 sf

Building Features

SIGNAGE

Illuminated signage facing Glenmore Trail, offering high visibility to 119,000 cars daily.

ZERO STEP ENTRANCE

Zero step entrance with two elevators and central staircase. Ideal for seniors and efficient access

BACK-UP POWER

Diesel Generator on-site for safe medical procedure backup power

CHARGING STATIONS

Charging stations for electric vehicles

ONSITE PARKING

200 free onsite surface stalls for patients/clients, and indoor heated parking for owners & staff

FIBRE OPTIC

Fibre-optic high-speed internet

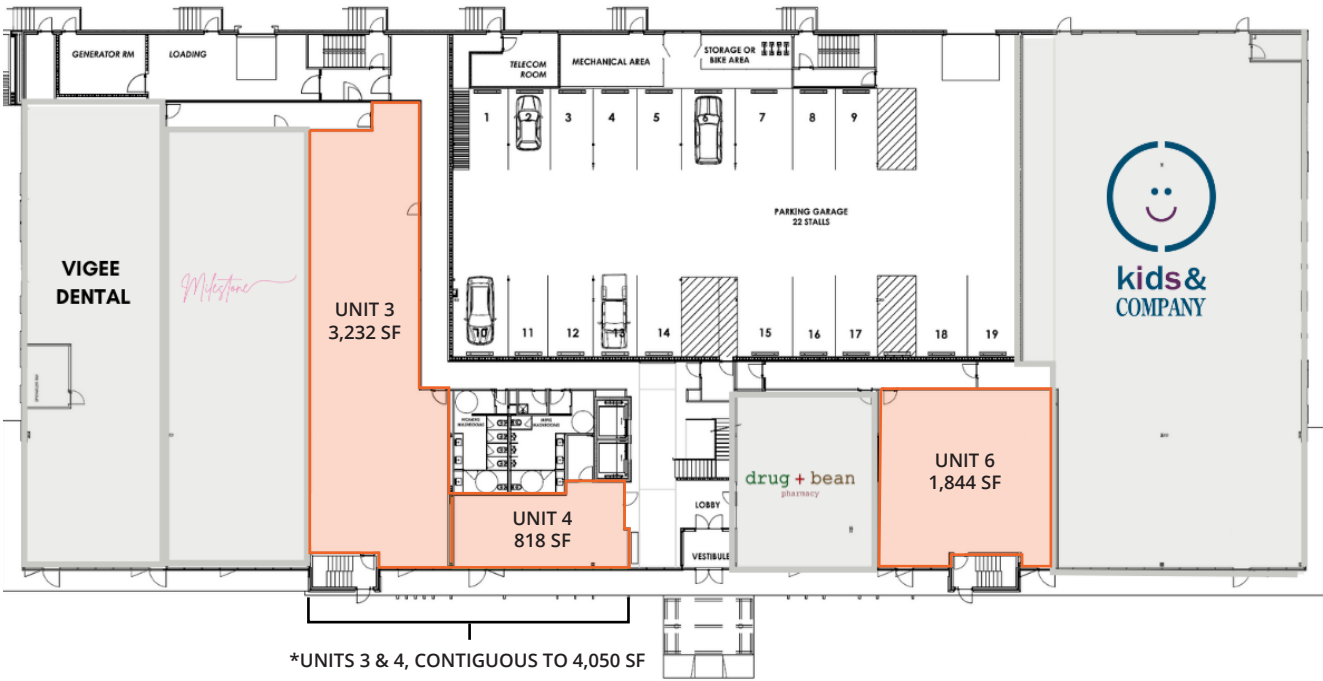


Main Floor

UNIT 3	3,232 sf
UNIT 4	818 sf
UNIT 3 & 4	4,050 sf
UNIT 6	1,844 sf

Second Floor

UNIT 9A	7,312 sf
UNIT 9B	5,044 sf
UNIT 9A & 9B	12,356 sf



An exciting leasing opportunity offering premium Class A build and amenities, at lowest in class rates. The building location at Glenmore and Deerfoot is the busiest intersection in Calgary. 119,000 cars pass the building daily and large, third floor illuminated signage provides unbeatable visibility



TENANTS

Enjoy the luxury of an indoor, heated, main-level parkade. Devisable spaces are very flexible, with availability ranging from 1,000 sf to 20,000 sf. Peace of mind is assured with an on-site high-capacity backup generator.

INTEGRATIVE TENANT MIX

The opportunity for collaboration, innovation, and partner referral systems between medical tenants allow for a best patient care in an outpatient setting.

PATEINTS & CLIENTS

200 complimentary surface-level parking stalls will ensure repeat business. Main floor tenants benefit from direct entrances and the building is extremely wheelchair accessible with a zero-step entrance, dual hospitalgrade elevators, and reserved Handi-bus stalls

STUNNING DESIGN

The exterior & interior were designed by the same designers as the Lamborghini Building, the new Hyatt in Edmonton, and the Calgary Golf and Country Club Renovations. Draw attention from rear facade traffic exposure and wow visitors at the front entrance/lobby. Plan efficiencies minimize gross-up while maximizing access.

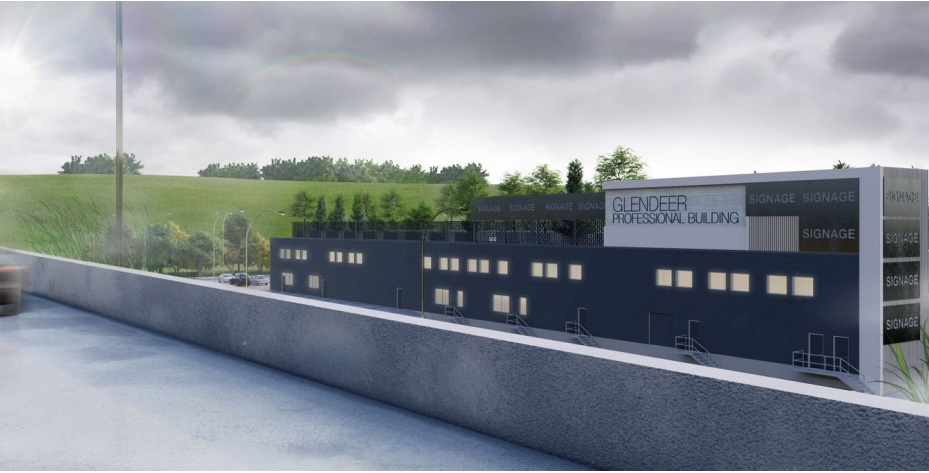
- All new facade and interior
- Full-height glazing in front of the building on the first and second levels

EXPOSURE

- Elevated third-floor illuminated signage seen on Glenmore Trail
- 119,000 cars per day on Glenmore Trail

Class 'A' Opportunity at Calgary's Prime Intersection

Discover premium Class A build and amenities at the lowest in class rates. Strategically located at the bustling intersection of Glenmore and Deerfoot, this building offers unparalleled exposure. With 119,000 cars passing daily, your business will benefit from exceptional visibility. The large, third-floor illuminated signage ensures your brand stands out at Calgary's busiest crossroads.



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