

FOR LEASE


CBRE


5 Richard Way SW


Calgary, Alberta





Property Information


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A Class Southwest office in the heart of Lincoln Park
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Move-in ready options
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Large surface visitor lot
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Easy access to Crowchild and Glenmore Trails
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Outdoor patio for tenant use
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Adjacent to a retail plaza including Tim Hortons and other retail amenities

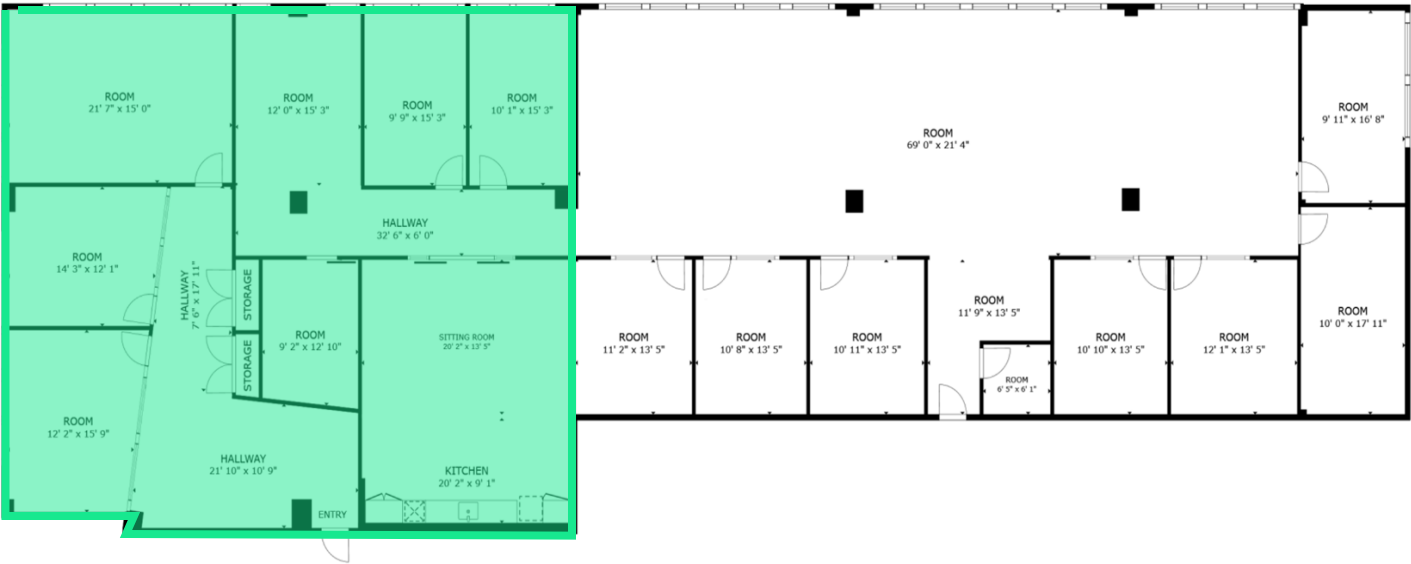
Year Built	2009
Operating Costs	\$19.00 (2025)
Basic Rent	Market
Space Available	Suite 102: 5,912 SF Suite 106: 3,804 SF Suite 202: 3,618 SF* Suite 203: 1,900 SF* Suite 206: 3,639 SF
Availability	Immediately *September 1, 2025
Available Parking	31 Surface Visitor Stalls, 1 Underground Tenant Parking per 500 SF
Parking Rate	\$150 per Underground Stall per Month
Comments	Prime Ground Floor Suite Available Perfect for Optometrist with Retail Component 202 & 203 contiguous 5,618 SF



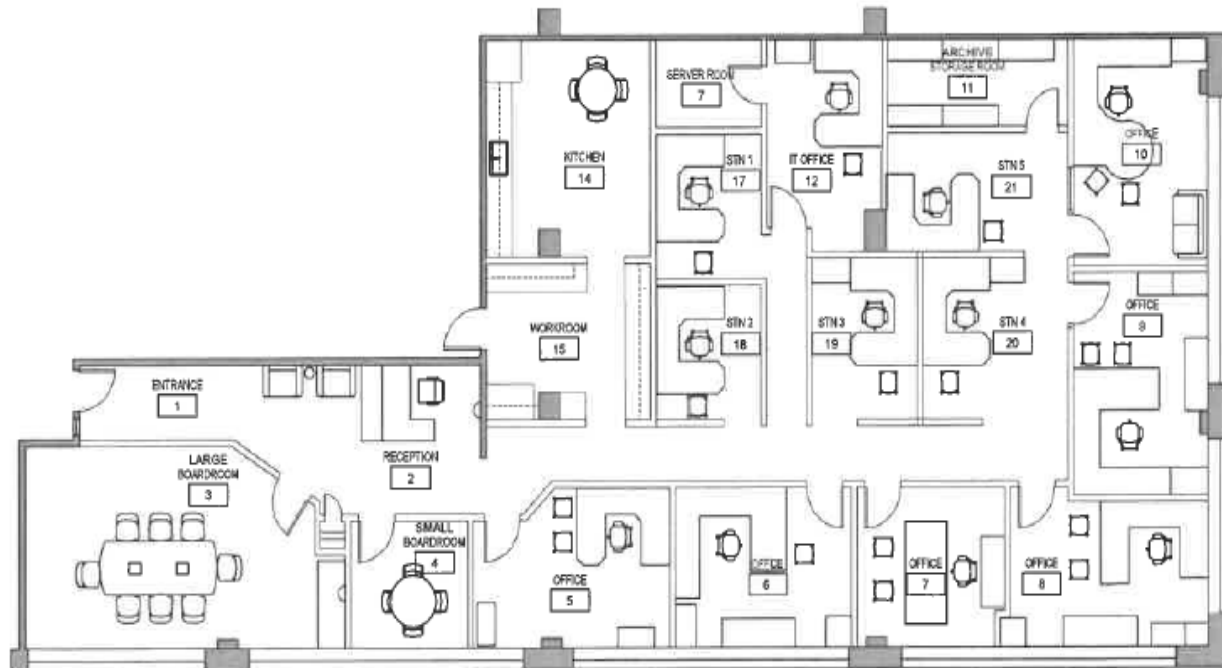
Property Photos



Suite 102: 2,712 SF



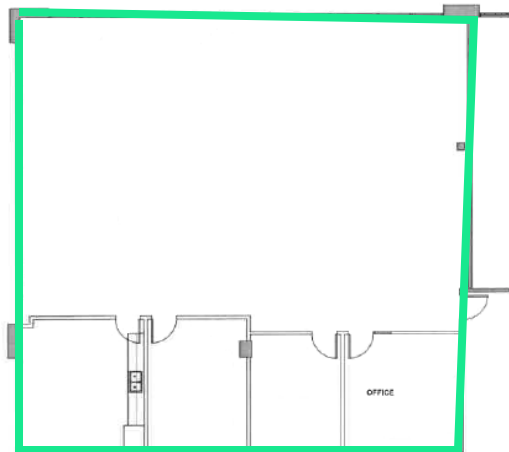
Suite 106: 3,804 SF



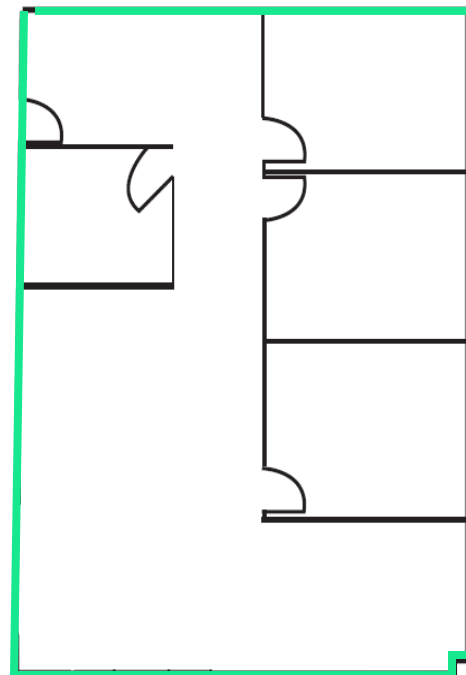
Suite 202: 3,618 SF

Suite 203: 1,900 SF

Suite 202

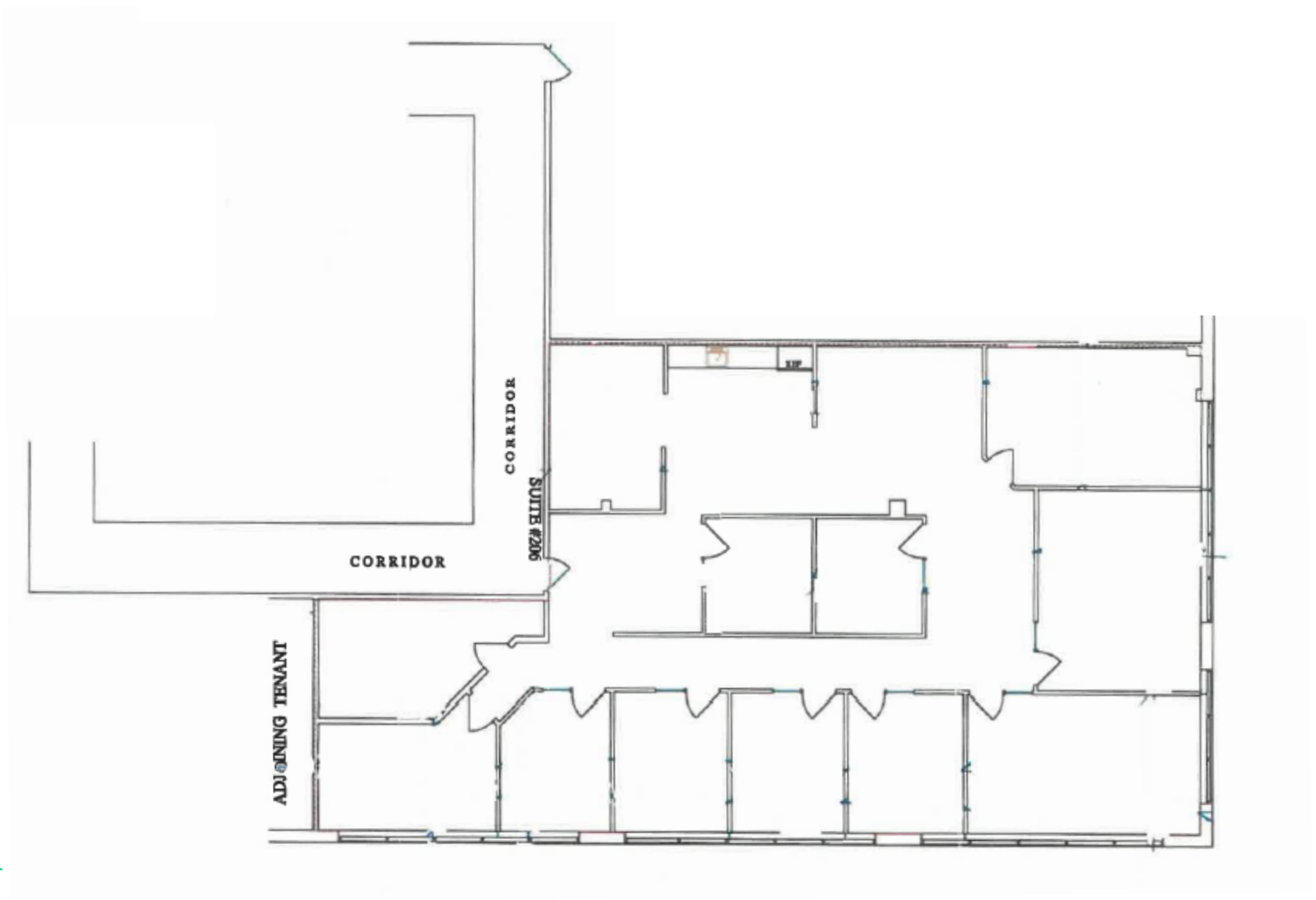


Suite 203



*contiguous 5,618 SF

Suite 206: 3,639 SF



Location





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Calgary, AB

For more information, please contact:

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CBRE

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