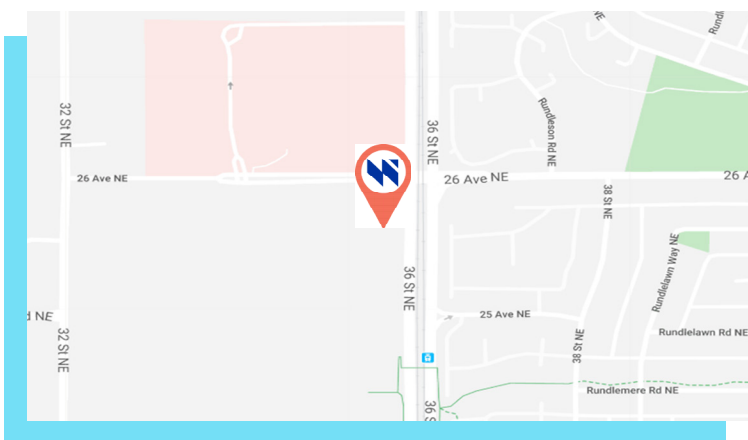


MEDICAL OFFICE SPACE FOR LEASE



Sunridge Professional Centre - Retail

3449 – 3475 26th Avenue N.E., Calgary, Alberta



LOCATION HIGHLIGHTS



MAJOR INTERSECTION
36th Street and 26th Avenue N.E.



NEAREST HOSPITAL
200 m Peter Lougheed Centre



PUBLIC TRANSIT ACCESS
Rundle C-Train Station & Bus 19,
32, 33, 34, 43, 48 via 36th St
and 19 via 26th Ave

LEASING INQUIRIES



Lindsay Hills
Regional Leasing Manager
C : + 1 (403) 830-8950
E : lindsay.hills@nwhreit.com
W: nwhleasing.com

MEDICAL OFFICE SPACE FOR LEASE



Sunridge Professional Centre - Retail

3449 – 3475 26th Avenue N.E., Calgary, Alberta



SUNRIDGE
VISION CENTRE



PROPERTY DESCRIPTION

Located in northeast Calgary, Sunridge Professional Centre is the dominant medical office building in this area, and is adjacent to the northeast's only hospital – the Peter Lougheed Centre. The property contains a diverse range of medical professionals, including support service tenants such as a pharmacy and laboratory. An extended ground floor footprint houses retail uses complementing the medical tenancies. The building is contiguous with the Sunridge Mall, a large regional shopping centre, and has direct access to the city's LRT system on 36th Street.

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PROPERTY HIGHLIGHTS

| | |
|------------------------------|-----------------------|
| Building Size: | 137,334 sq.ft. |
| Floors: | 1 |
| Asking Rent: | Market Rate |
| Additional Rent (estimated): | |
| Operating Costs | \$ 12.63 |
| Realty Taxes: | \$ 10.49 |
| In Suite Cleaning Costs: | \$ N/A |
| Total: | \$23.12psf |
| Bike Storage: | Outdoor |
| Parking: | Outdoor and Uncovered |
| Electric Vehicle Chargers: | N/A |
| WiredScore: | Yes |

NOTE: Additional Rent Estimate is subject to change.