



Calgary SMI Commercial  
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# SMI Commercial • Retail Office Division

## For Lease – 2<sup>nd</sup> Floor Office/Retail



# Britannia Plaza

## 5005 Elbow Drive SW

**2,480 sq. ft.**

- May consider 1,100-1,300 s.f.
- Desirable space for office or retail
- Avail. July1, 2026
- Ample client parking
- Elevator
- Windsor Park, Elboya, BelAire, Britannia
- Tenants include: RBC, Sunterra Market, Retail, Beauty, Dental, Health, Finance and Medical
- Excellent building signage
- Generous Tenant Allowance

**\$27.00 net**  
**\$25.35 op. cost**  
**(incl. utilities)**



Click or type for **YouTube** Virtual tour:  
<https://youtu.be/idjIOGxWpg4>



CREATING VALUE THROUGH RELATIONSHIPS