

Riley Park Health Centre

FOR LEASE
Medical Office Space

1402 - 8 Avenue NW
Calgary, AB



Eric DeMaere
Associate Vice President
403.483.9876
eric.demaere@avisonyoung.com

Anna Sorensen
Associate Vice President
403.923.2483
anna.sorensen@avisonyoung.com

**AVISON
YOUNG**

Riley Park Health Centre


PROPERTY OVERVIEW


BUILDING SIZE	68,904 SF
FLOOR PLATE	20,075 SF
NUMBER OF FLOORS	3
GROSS RENT	\$28.00 psf (including in-suite janitorial)
PARKING	Abundant surface parking for tenants and visitors

AVAILABLE SUITES


SUITES	SQUARE FEET
Suite 110	6,219 SF
Suite 130*	8,348 SF
Suite 140	1,008 SF
OCCUPANCY	Immediately *January 1, 2026
TERM	Short-term options December 31, 2027 expiry

HIGHLIGHTS


 Flexible, short-term, and aggressively priced medical clinic opportunities

 Diverse medical tenant mix, fostering a collaborative healthcare environment

 Desirable inner-city location in Hillhurst, close to the vibrant district of Kensington

 Surrounded by open air shopping and casual dining with a friendly, urban atmosphere

 Only a 5-minute drive to Foothills Medical Centre and Downtown

 Short walk to Sunnyside LRT Station, and well serviced by public transportation, including bus routes #1, #19 and #65

 Steps away from Riley Park and Hillhurst Sunnyside Park



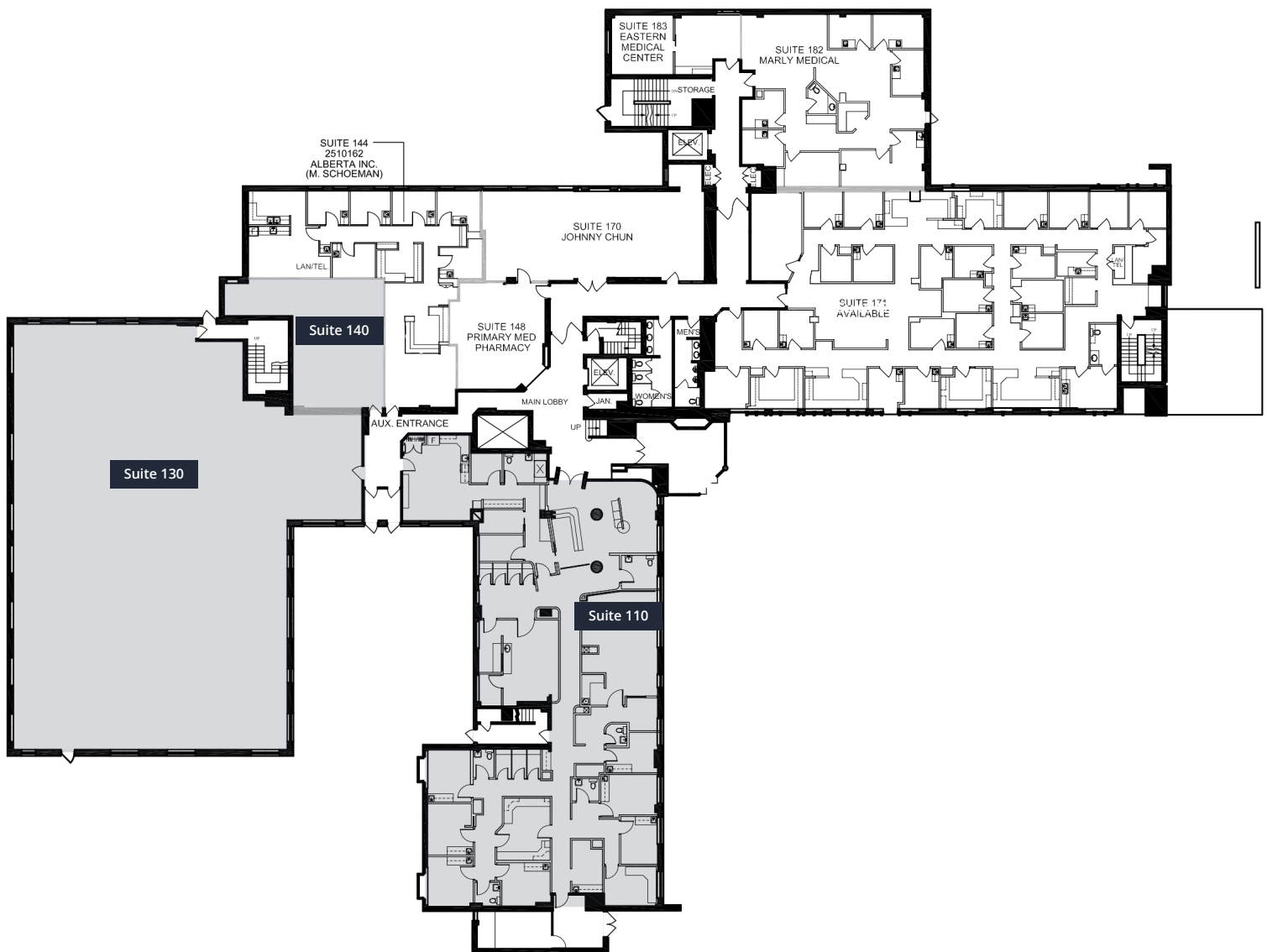
Riley Park Health Centre

FLOOR PLAN

Suite 110: 6,219 SF

Suite 130: 8,348 SF

Suite 140: 1,008 SF



Riley Park Health Centre



SUITE 110



SUITE 110



SUITE 110



SUITE 110



SUITE 110



SUITE 110

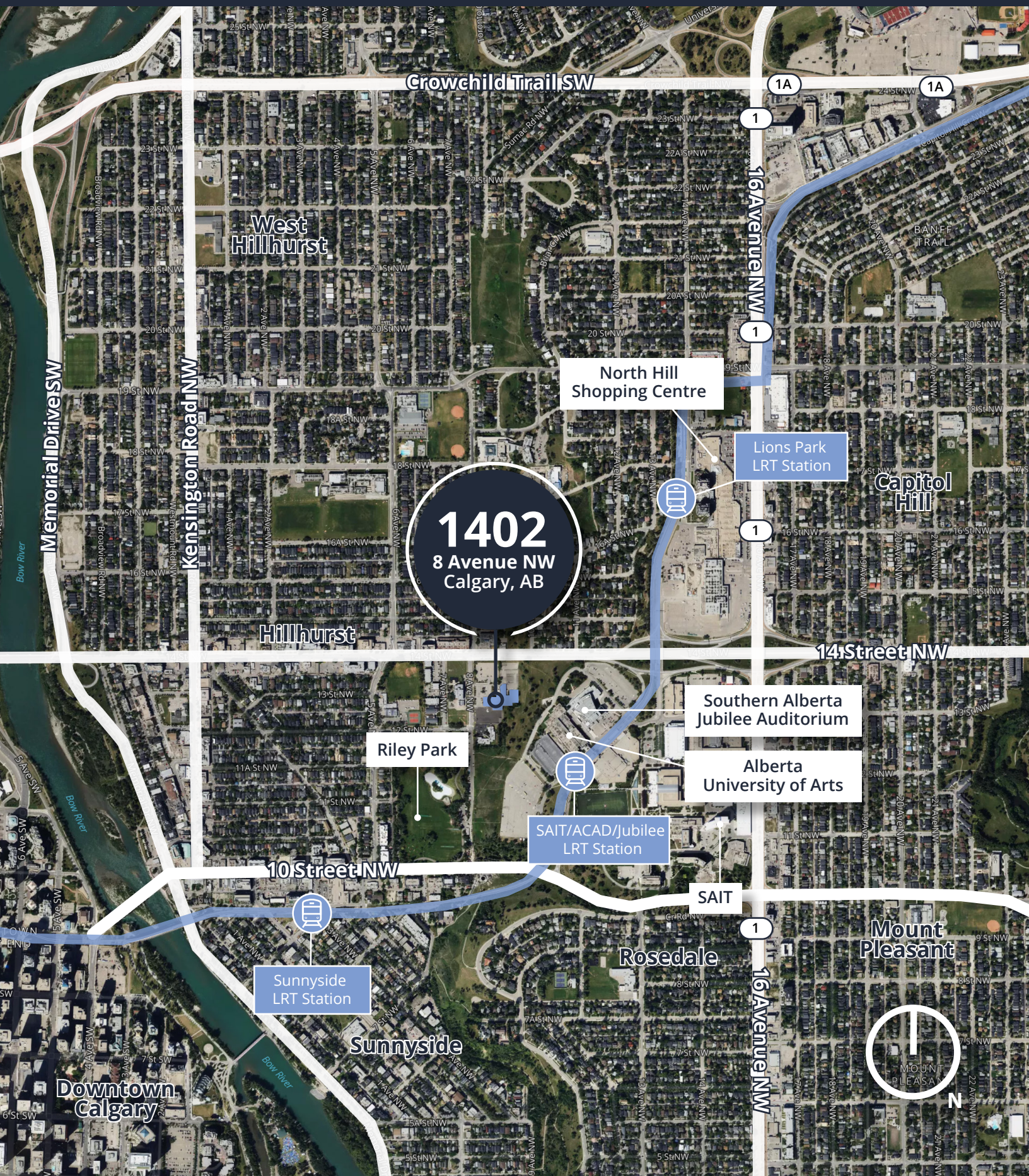


SUITE 130



SUITE 130

Riley Park Health Centre



Riley Park Health Centre

1402 - 8 Avenue NW
Calgary, AB

Let's connect.



Eric DeMaere
Associate Vice President
403.483.9876
eric.demaere@avisonyoung.com



Anna Sorensen
Associate Vice President
403.923.2483
anna.sorensen@avisonyoung.com

Visit us online
avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON
YOUNG**