

For Lease

Fully Built Out Office
Move In Ready



COCHRANE LANDING

120 5 AVENUE
COCHRANE, ALBERTA



HIGHLIGHTS

- Cochrane Landing is a 60,000 square foot unenclosed centre with retail and office tenants anchored by Shoppers Drug Mart, CIBC and Starbucks.
- This is a dominant center within the Downtown Commercial trade area.
- The Centre's significance in the marketing place is supported by the tenants strong sales. Constructed approximately 10 years ago, the architectural design remains relevant and attractive.

PROPERTY DESCRIPTION

Rates:	Market
Office Size:	D 2207 / D 2209 - 5,788 sq. ft.
Op. Costs:	Office: \$15.02 psf (utilities inclusive)
Term:	5 & 10 year
Available:	30 Days
Parking:	Ample shared parking

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
23,468



Median Age
37



**Household
Income**
\$106,333

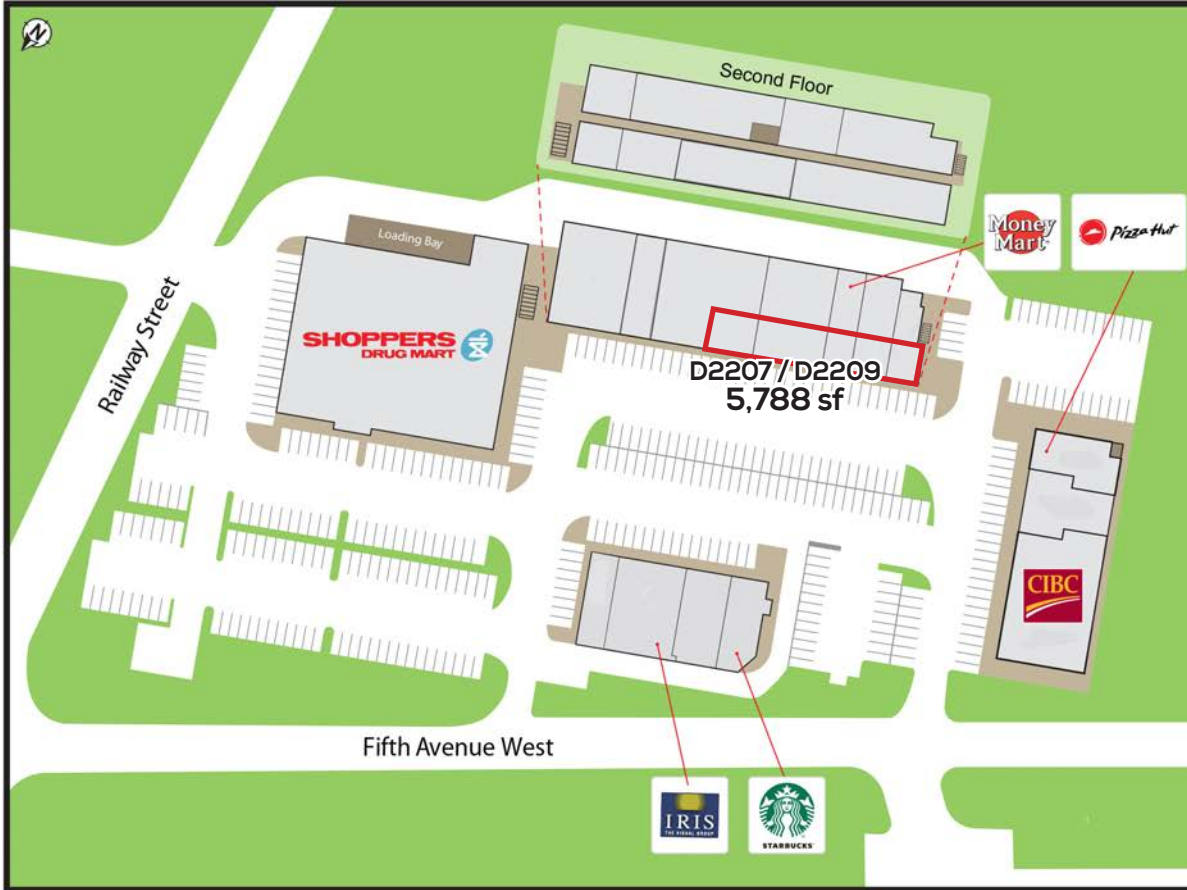
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Real Estate Solutions

SITE PLAN

120 5th Avenue, Cochrane, Alberta

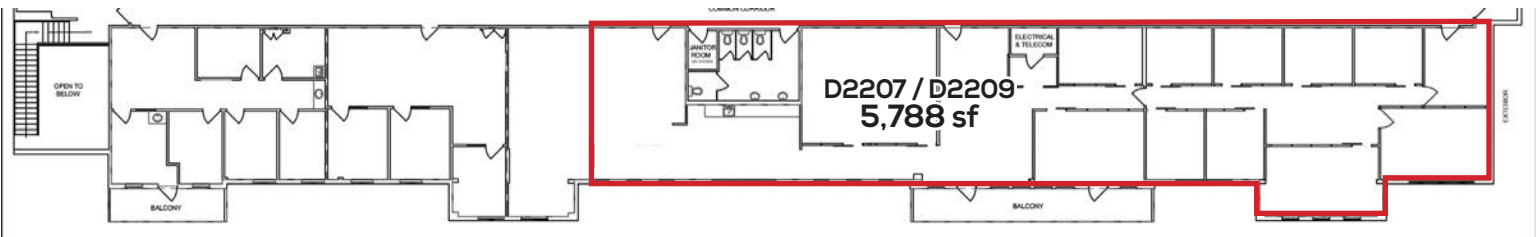
120 5th Avenue West, Cochrane, AB



- Pizza Hut
- Taekwondo Academy
- CIBC
- Starbucks
- IRIS Optometrist
- Blush Hair Studio
- Shoppers Drug Mart
- Classic Nails
- Chaing Restaurant
- Money Mart
- Mehtab East
- Fifth Avenue
- Happy Liquor

SECOND LEVEL

- Synergy Collaborative Health
- Renew + Refresh Medical Spa
- Spirit West Energy
- Lahey Medical Centres
- SPMI Cochrane
- Creative Beginnings
- AMP2Play









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