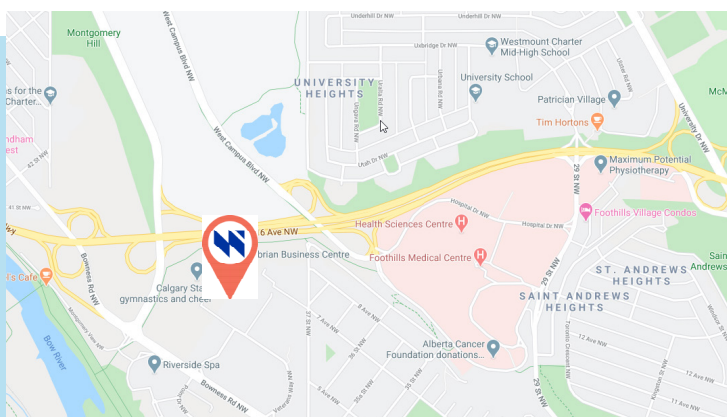


MEDICAL OFFICE SPACE **FOR LEASE**



Cambrian Centre

1000 & 2000 Veteran's Place NW, Calgary, Alberta



LOCATION HIGHLIGHTS



MAJOR INTERSECTION

**16th Avenue NW and
Shaganappi Trail**



NEAREST HOSPITAL

**2.7km Children's Hospital
3.2km Foothills Hospital**



PUBLIC TRANSIT ACCESS

**Calgary Transit - Bus 01
via Bowness Road**

LEASING INQUIRIES



Lindsay Hills

Regional Leasing Manager

C : + 1 (403) 830-8950

E : lindsay.hills@nwhreit.com

W : nwhpcare.com

MEDICAL OFFICE SPACE FOR LEASE



Cambrian Centre

1000 & 2000 Veteran's Place NW, Calgary, Alberta



PROPERTY DESCRIPTION

Cambrian Centre is a class A, state-of-the-art office campus located in a major medical and healthcare node which includes Foothills Hospital, Alberta Children's Hospital, the University of Calgary Medical and Research Centre, and the Calgary Cancer Centre (expected to be completed by 2023). Cambrian Centre has excellent access and egress via 16th Avenue, Shaganappi Trail, and Bowness Road. The property contains a diverse range of medical and business professionals including diagnostic imaging, fertility treatment, and a wide range of other medical specialists.

LEASING INQUIRIES



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PROPERTY HIGHLIGHTS

Building Size:	125,836 sq.ft.
Floors:	4
Asking Rent:	Market
Additional Rent (estimated):	
Operating Costs	\$ 12.16
Realty Taxes:	\$ 6.03
In Suite Cleaning Costs:	\$ TBD
Total:	\$18.19 psf
Bike Storage:	Indoor
Parking:	Outdoor and Indoor
Electric Vehicle Chargers:	No
WiredScore:	In Progress

NOTE: Additional Rent Estimate is subject to change.