

# RIO CAN

## OFFICE SUITE RIOCAN GLENMORE

1600 - 90 AVENUE SW

12,648 SF

SECOND FLOOR OFFICE + MEDICAL  
SUITE FOR LEASE



### FEATURES:

- AMPLE FREE SURFACE PARKING (UP TO FOUR HOURS)
- EASY ACCESS/EGRESS OFF 14TH STREET & 90TH AVENUE SW
- SIGNAGE OPPORTUNITIES AVAILABLE
- PREMISES ACCESSIBLE BY ELEVATOR OR STAIRS
- AMPLE RETAIL AMENITIES INCLUDING SAFEWAY, MCDONALDS, STARBUCKS, TD CANADA TRUST - CLOSE PROXIMITY TO ROCKYVIEW HOSPITAL

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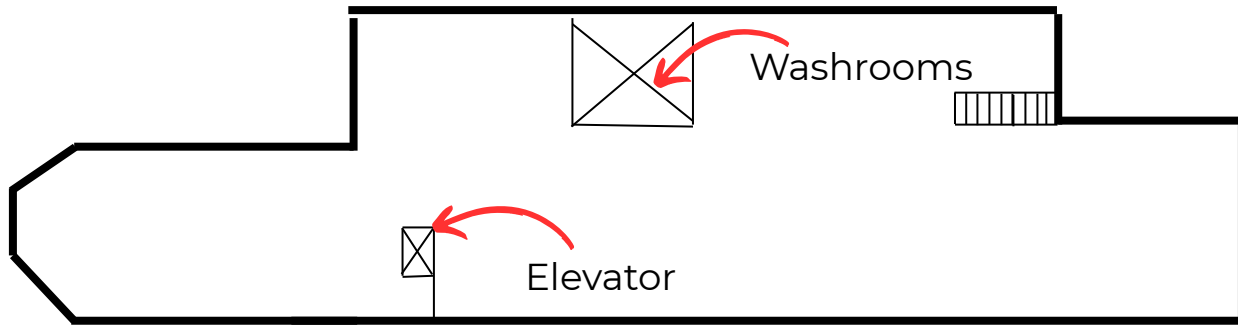
# Scout

Real Estate Ltd

# RIOCAN GLENMORE BUILDING "A" PROPERTY INFORMATION:



- TERM: 10 YEARS
- 12,648 SF - 2<sup>ND</sup> FLOOR
- MARKET RATE- CALL FOR DETAILS
- ESTIMATED OPERATING COSTS & TAXES (2026): \$23.50 PSF
  
- AVAILABLE 6-MONTHS FROM LEASE EXECUTION
- IMPROVEMENT ALLOWANCE NEGOTIABLE
- PREMISES SHALL BE PROVIDED IN BASE BUILDING CONDITION
  
- PARKING: AMPLE FREE SURFACE LOT PARKING
- 2ND FLOOR FEATURES PATIO ACCESS
- ZONING: C-C2
- CENTRE ANCHORED BY LONG STANDING RETAIL TENANTS



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