

# RIO CAN

## OFFICE SUITES FOR LEASE

### RIOCAN NORTHGATE

495 - 36 STREET NE, CALGARY

**FROM 808 SF - 11,340 SF**

SECOND FLOOR OFFICE + MEDICAL  
SUITES FOR LEASE



#### FEATURES:

- AMPLE FREE SURFACE PARKING
- EASY ACCESS/EGRESS OFF 36TH STREET NE
- AUTOMATIC DOOR LOCKING SECURITY SYSTEM
- PREMISES ACCESSIBLE BY ELEVATOR OR STAIRS
- AMPLE RETAIL AMENITIES NEARBY INCLUDING SAFEWAY, HOME DEPOT & MARLBOROUGH MALL

#### Leasing Contact:

Lori Suba (Lead)  
President & Broker  
(403)850-4248  
lsuba@scoutrealestate.ca

Brody Wyatt  
Associate  
(403)866-4166  
bwyatt@scoutrealestate.ca

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# Scout

Real Estate Ltd

## RIOCAN NORTHGATE PROPERTY INFORMATION:



- TERM: FLEXIBLE TERMS CONSIDERED
- MARKET RATE- CALL FOR DETAILS
- 2025 BUDGETED OPERATING COSTS: \$23.10 PSF (INCLUDES UTILITIES)
- AVAILABLE IMMEDIATELY
  - A255 AVAILABLE JANUARY 1, 2026 \*
  - A257 AVAILABLE NOVEMBER 1, 2025 \*\*
- IMPROVEMENT ALLOWANCE PACKAGES NEGOTIABLE
- PARKING: AMPLE FREE SURFACE LOT PARKING
- ZONING: C-R3

## LEASING OPPORTUNITIES:

SUITE #	RENTABLE AREA	COMMENTS
#A210	1,639 SF	Open plan show suite, under construction!
#A222	1,858 SF	Medical office, reception/waiting area + file area, 6 exam rooms with sinks, 2 offices, nurses station & private washroom.
#A229	1,704 SF	Reception, kitchen, large boardroom/training room, 2 exterior offices, 1 interior office & open area.
#A241	808 SF	Reception, sink, 2 interior offices, 1 exterior office/meeting room.
#A252	1,278 SF	Reception, 3 exam rooms with sinks & 2 offices.
#A254	2,268 SF	2 large classrooms, 1 office, reception & sink.
#A255*	5,348 SF	Multiple reception areas, 14 offices and open area to accommodate 6 workstations, large boardroom, meeting rooms & kitchen. Space is in good, move-in ready condition. Contiguous with # A257 for up to 11,340 SF.
#A257**	5,992 SF	Reception, 9 offices and large open area, boardroom, & kitchen. Space is in good, move-in ready condition. Contiguous with A#255 for up to 11,340 SF.

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# **RIOCAN NORTHGATE** **2ND FLOOR**



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## MAP & AREA DEMOGRAPHICS



- *Ward 10 Total Area Population of 89,485 with the highest demographic being individuals between 15 and 64 years of age*
- *Average household annual income of \$85,000.00*
- *Households with children 19%*

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