

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

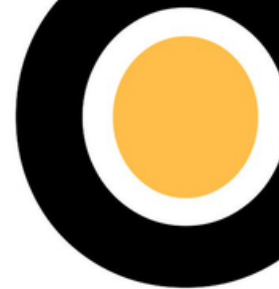
Brody Wyatt
Associate
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RIOCAN NORTHGATE PROPERTY INFORMATION:



- TERM: FLEXIBLE TERMS CONSIDERED
- MARKET RATE- CALL FOR DETAILS
- ESTIMATED 2026 OPERATING COSTS - \$18.73 PSF (INCLUDES UTILITIES)
- MANAGEMENT FEE - 5% OF NET RENT, NOT INCLUDED IN OPERATING COST BUDGET
- AVAILABLE IMMEDIATELY
- IMPROVEMENT ALLOWANCE/TURKEY 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, complete!
#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.

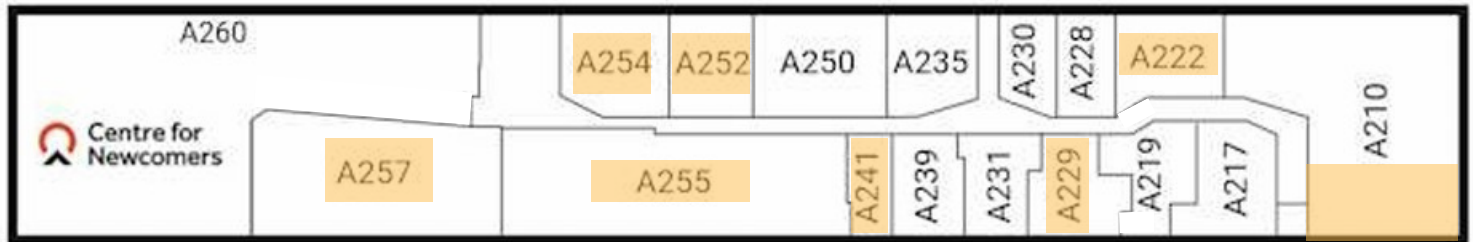
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RIOCAN NORTHGATE 2ND FLOOR



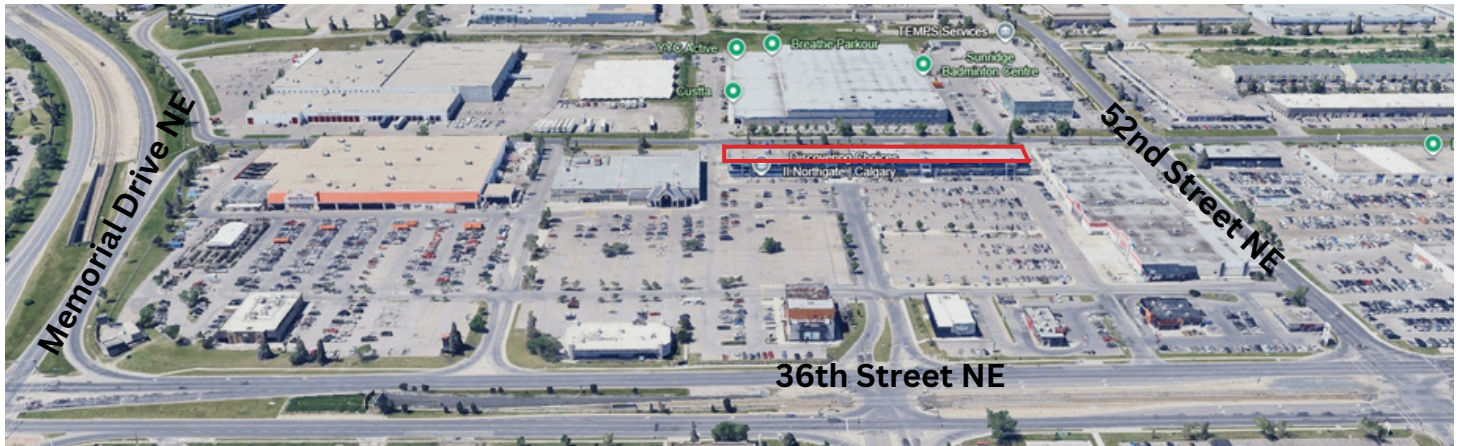
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MAP & AREA DEMOGRAPHICS



- *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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