

1,278 – 2,327 sf

2nd floor offices



2ND FL. OFFICE / PROFESSIONAL SPACE FOR LEASE

3505 52 Street SE
Calgary

- » High exposure location.
- » Ample parking.



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LOCAL EXPERTISE MATTERS

CELEBRATING

50 YEARS

1973-2023



Area Demographics

(2 km radius)

Population **20,174** Median Age **40.6**

Average Household Income **\$88,282**

Current Consumption / Person

FOOD **\$11,585** HEALTH CARE **\$4,242**

RECREATION **\$3,921** PERSONAL CARE **\$1,512**

LIQUOR/TOBACCO **\$3,081** CLOTHING **\$2,977**

Traffic Count **28,000** VEHICLES DAILY ON 52 STREET SE

Source: Statistics Canada

LEASE INFORMATION

MUNICIPAL ADDRESS:
3505 52 Street SE, Calgary

- AVAILABLE FOR LEASE:
- » 1,457 sq. ft.– Suite 201
 - » 2,327 sq. ft. – Suite 203/205 **DEMISABLE**
 - Demisable to 1,157 and 1,170 sq. ft.
 - Private washrooms / showers
 - » 1,278 sq. ft.– Suite 204

AVAILABILITY:
Immediate

TERM:
Flexible

RENT:
Gross rent, please contact for details.



- » High exposure location – 28,000 vehicles drive by daily on 52nd Street SE.
- » Convenient access to 17th Avenue SE, Peigan Tr., Deerfoot Tr. and Stoney Tr.
- » Ample parking.
- » Elevator access.

2ND FLOOR

SUITE 203/205 **DEMISABLE**

2,327 SQ.FT.

SUITE 204

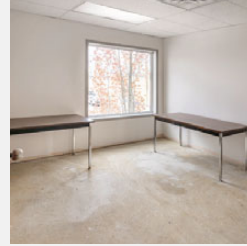
1,278 SQ.FT.



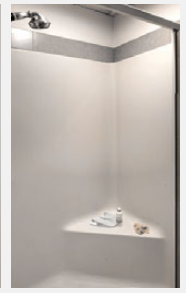
SUITE 201

1,457 SQ.FT.

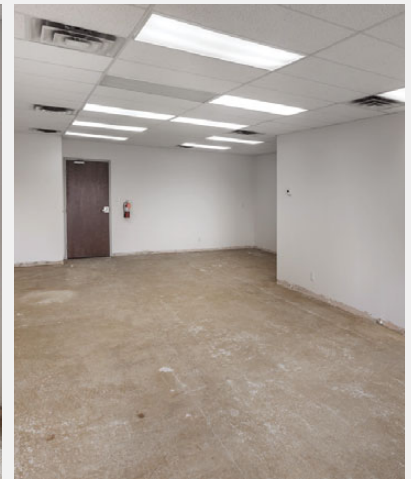
SUITE 201
1,457 SQ.FT.



SUITE 203/205
2,327 SQ.FT.



SUITE 204
1,278 SQ.FT.



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