

1,996 sf

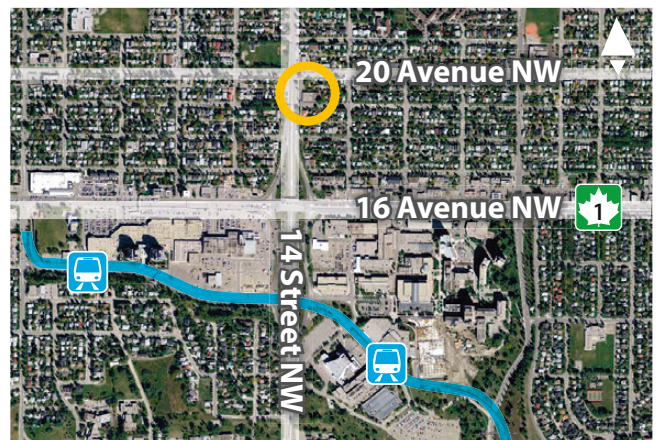
201



MEDICAL / PROFESSIONAL / OFFICE SPACE FOR LEASE

Capitol Hill Centre
2004 14th Street NW, Calgary

 Rare, centrally located,
NW medical opportunity



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray Ion, VICE PRESIDENT, PARTNER

c: 403-797-3103

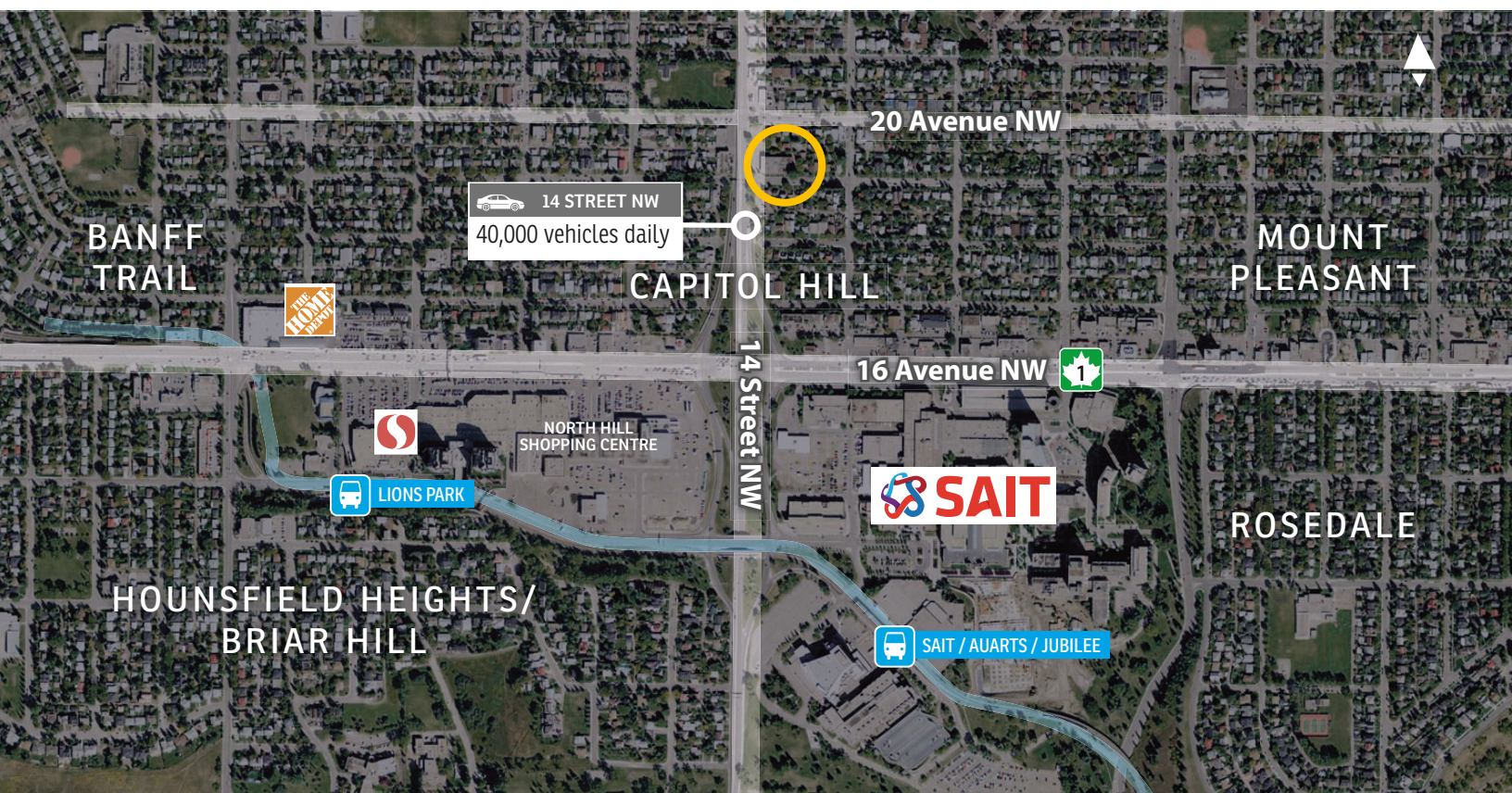
d: 403-294-7179

mion@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics

(3 km radius)



Population

93,245



Average Household income

\$160,557



Median Age

36.9



Current Consumption / Person



\$17,144
FOOD



\$5,942
HEALTH CARE



\$5,516
RECREATION



\$2,400
PERSONAL CARE



\$5,865
LIQUOR/TOBACCO

- » Medically zoned
- » Abundance of parking
- » High visibility from 14 Street NW and 20 Avenue NW
- » Signage available
- » Only 5 minutes from downtown core; proximity to SAIT, North Hill Shopping Centre and LRT station

LEASE INFORMATION

MUNICIPAL ADDRESS:
2004 14th Street NW, Calgary

AVAILABLE FOR LEASE:
» 1,996 sq. ft. Suite 201 (2nd fl)

~~» 2,753 sq. ft. Suite 207 (2nd fl) — LEASED~~

~~» 1,534 sq. ft. Suite 1428 (main fl) — LEASED~~

AVAILABILITY: Immediately

TERM: 5 years

PARKING:

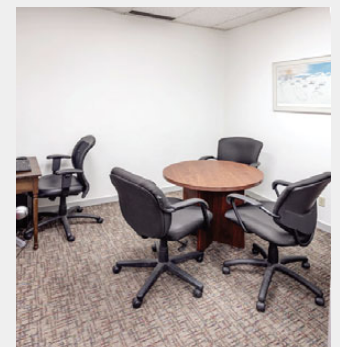
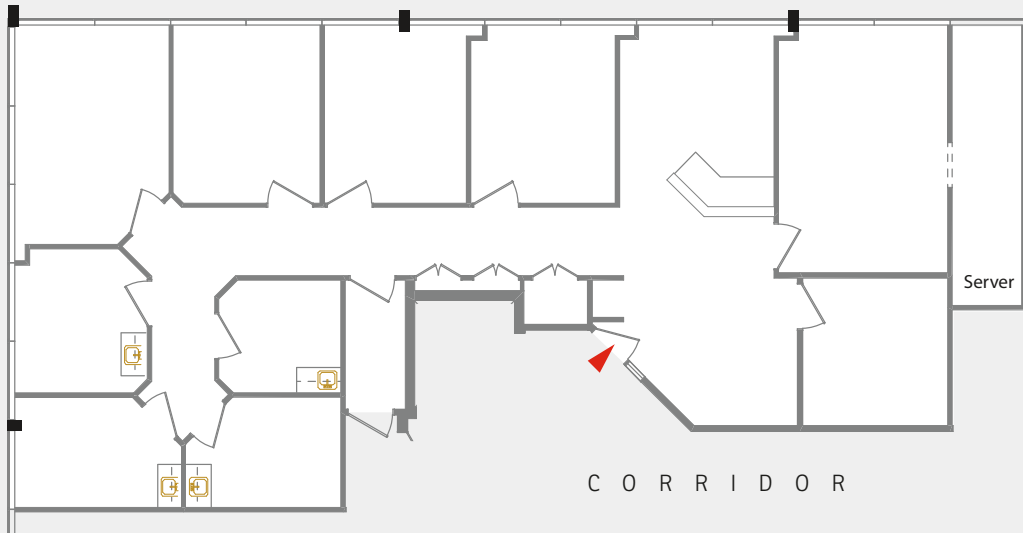
- 1:1,000 sq. ft. ratio
- Surface, reserved; \$175/mo per stall

OP. COSTS AND TAXES:

\$18.00 per sq. ft. (est.)

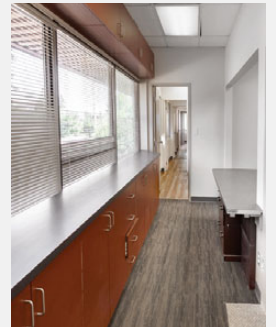
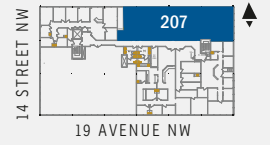
NET RENT: Market

SUITE 201
1,996 SQ.FT.

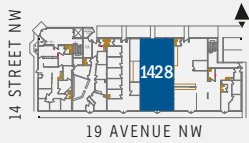
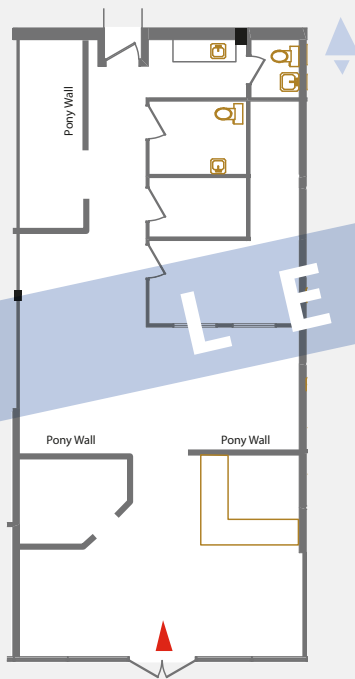


SUITE 207
2,753 SQ.FT.

• Built-out medical space



SUITE 1428
1,534 SQ.FT.



19 AVENUE NW



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LOCAL EXPERTISE MATTERS