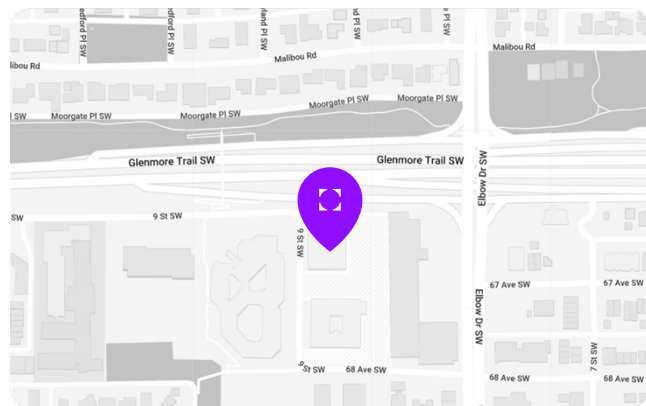




Rockyview Health Centre Building I

1011 Glenmore Trail SW, Calgary, Alberta



Location Highlights



Major Intersection

Glenmore Trail and Elbow Drive SW



Nearest Hospital

1.9 km Rockyview General Hospital



Public Transit Access

Bus 03 via Elbow Drive
Bus 09 via Glenmore Trail

Leasing Inquiries



German Contreras
Leasing Manager

C +1 587 439 6386
E german.contreras@nwhreit.com
W nwhleasing.com



Rockyview Health Centre Building I

1011 Glenmore Trail SW, Calgary, Alberta



Property Description

Rockyview Health Centre I, fronting Glenmore Trail, is located two kilometres from Rockyview General Hospital. Along with its neighbouring property, Rockyview Health Centre II, a campus-like setting is created, housing a wide range of medical professionals including a walk-in/family clinic, compounding pharmacy, pediatricians, dental professionals, various medical specialists, and a cafe. Centrally located with abundant surface parking, the property provides easy access to Glenmore Trail, MacLeod Trail, Elbow Drive, and various public transit routes. Recent accessibility improvements, and proximity to walking/biking trails and Chinook Centre, the city's largest enclosed shopping centre, make this a very desirable location!

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Property Highlights

Building Size	68,815 sq.ft.
Floors	4
Asking Rent Starting At	\$17.00
Additional Rent (est. 2023)	
Operating Costs	\$15.66
Realty Taxes	\$3.38
In Suite Cleaning Costs	\$1.62
Total	\$20.66 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	Certified

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.