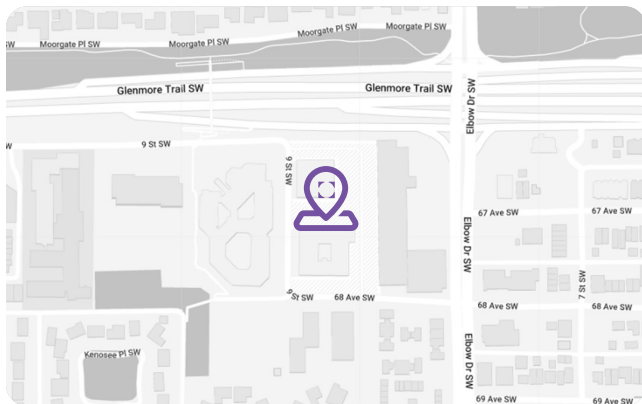




# Rockyview Health Centre Building II

1016 68th Avenue 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](mailto:german.contreras@nwhreit.com)  
W [nwhproperties.com](http://nwhproperties.com)



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## Property Description

Rockyview Health Centre (RHC) is a two-building medical campus comprised of RHC I and RHC II. Located approximately one kilometre from Rockyview General Hospital, the site is easily accessed by transit or by car. RHC II is a two-story, 53,330 square foot building with large, flexible floorplates designed around a landscaped central atrium. The building is tenanted by a mix of physicians and healthcare services, including a surgical centre, maternity clinic, cardiology clinic, and a wide range of medical specialists. Abundant surface parking is available for tenants and visitors.

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## Property Highlights

|                                    |               |
|------------------------------------|---------------|
| <b>Building Size</b>               | 53,330 sq.ft. |
| <b>Floors</b>                      | 2             |
| <b>Asking Rent (starting at)</b>   | \$17.00       |
| <b>Additional Rent (2024 est.)</b> |               |
| Operating Costs                    | \$18.57       |
| Realty Taxes                       | \$2.63        |
| In Suite Cleaning Costs            | \$1.60        |
| <b>Total</b>                       | \$22.80 psf   |
| <b>Bike Storage</b>                | Outdoor       |
| <b>Parking</b>                     | Surface       |
| <b>Electric Vehicle Chargers</b>   | No            |
| <b>Wired Score</b>                 | 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.