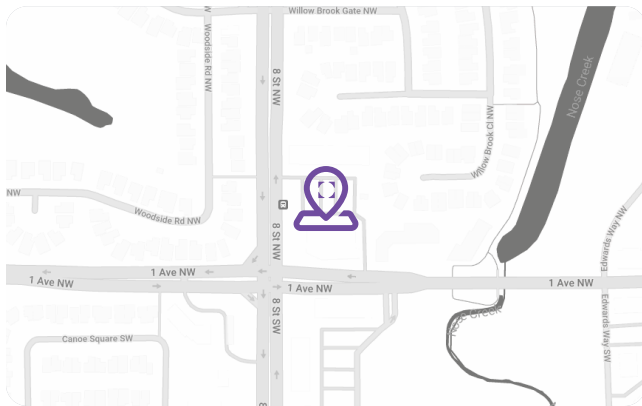




Willow Brook Medical Centre

836 1 Avenue NW, Airdrie, Alberta



Leasing Inquiries



Alexandra Sciore
Leasing Manager

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Location Highlights



Major Intersection

1st Avenue and 8th Street NW



Nearest Hospital

32 km Peter Lougheed Hospital,
Calgary



Public Transit Access

Bus 902, Airdrie Transit



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Property Description

Willow Brook Medical Centre is a 34,917 square foot medical office and retail property situated just north of Calgary in Airdrie. This fully-leased property is an attractive two-building development featuring a traditional retail plaza configuration specifically designed for medical use, along side a big box pharmacy retail building. Willow Brook Medical Centre provides free patient parking and is tenanted by a diversified mix of medical professionals and ancillary healthcare service providers including physiotherapy, diagnostic imaging, a medical clinic, and a daycare.

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Property Highlights

Building Size	34,917 sq.ft.
Floors	1
Asking Rent (starting at)	\$27.00
Additional Rent (2024 est.)	
Operating Costs	\$8.28
Realty Taxes	\$6.11
In Suite Cleaning Costs	N/A
Total	\$14.39 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
WiredScore	N/A

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