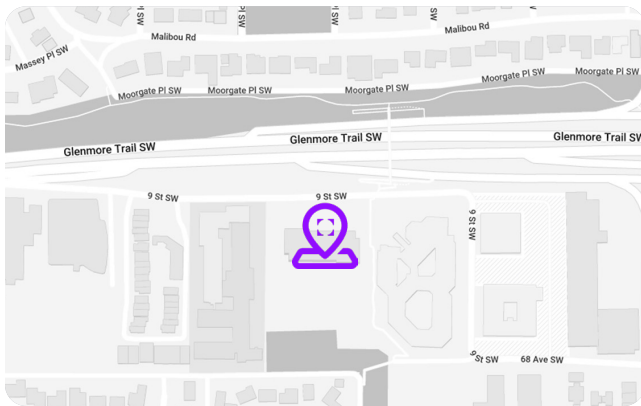# Glenmore Professional Centre

1201 Glenmore Trail SW, Calgary, Alberta

Location Highlights

Major Intersection

Glenmore Trail and Elbow Drive SW

Nearest Hospital

1.7 km Rockyview General Hospital

Public Transit Access

Bus 09 via Glenmore Trail
Bus 03 via Elbow Drive

Leasing Inquiries

German Contreras
Leasing Manager

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

Glenmore Professional Centre

1201 Glenmore Trail SW, Calgary, Alberta

avenueliving

BrokerLink Insurance

Serac Eyelid & Eye Care Centre

Property Description

Glenmore Professional Centre is a six-storey, 138,256 square foot Class "A" office building that features a best-in-class design. Built to maximize comfort and workplace productivity, the building is notable for its floor-to-ceiling windows, exposed concrete ceilings, daylight-harvesting system, on-site fitness facility, and café space. Located in close proximity to Rockyview General Hospital, the property is easily accessed by car or public transit and features free surface parking for visitors as well as dedicated tenant parking in an underground parkade.

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Property Highlights

Building Size	138,256 sq.ft.
Floors	6
Asking Rent (starting at)	$18.00
Additional Rent (2024 est.)	
Operating Costs	$14.08
Realty Taxes	$6.28
In Suite Cleaning Costs	Included
Total	$20.36 psf
Bike Storage	Indoor and Outdoor
Parking	Surface and Underground
Electric Vehicle Chargers	No
Wired Score	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.