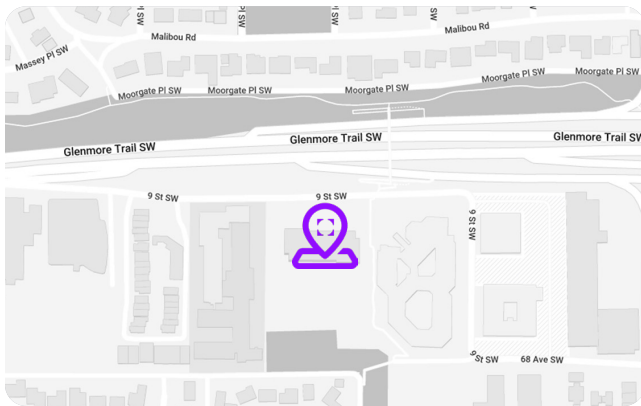# Glenmore Professional Centre

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
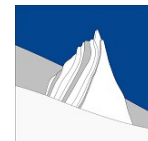E german.contreras@nwhreit.com
W nwhproperties.com

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.

Leasing Inquiries

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Property Highlights

Building Size	138,256 sq.ft.
Floors	6
Asking Rent	Market
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

General Information

Number of Floors	6
Year Built	2007
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2017: converted to multi-tenant use
Building Size (sq. ft.)	138,256
Floor Plate (sq. ft.)	24,024
Additional Rent Total (p.s.f.)	$20.36
Realty Taxes (p.s.f.)	$6.28
Operating Costs (p.s.f.)	$14.08
In-Suite Cleaning Costs (p.s.f.)	Included in Operating Costs
Building Access Points	4 (north, south, east + via parkade)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, chiller, AHU, MUA units
HVAC Hours	Mon-Fri: 6:00 am - 6:00 pm; Sat-Sun: Off
After-Hours HVAC Operation Fee	Starting at $25.00/hour
Building Security Information	G4S Security. 24/7 CCTV, evening and weekend patrols, card-key access
Total Number of Public Washrooms	24 (22 multi-stall + 2 barrier-free)
Washrooms per Floor	4 (two male, two female; includes male & female barrier-free washrooms on main floor)
Anchor Tenants	Avenue Living, BrokerLink
Fire & Life Safety Information	Siemens FireFinder XLS fire panel; full building sprinkler system. AED in main floor lobby.
Building Automation System	Siemens Apogee

Electricity

General Information	347/600V, 1600A, 3-phase, 4-wire
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	Yes
Base Building Lights	LED, T8
Lighting Control	Timer control
Electrical Rooms	Two per floor
Telecommunications Rooms	Two per floor

Elevators

Number of Passenger Elevators	3
Freight Elevator	1
Elevator Modernization Year(s)	N/A
Elevator Type	Traction
Elevator Speed	350 FPM
Passenger Cab Capacity	1,360 kg (passenger); 1,814 kg (freight)

Parking

Parking Ratio	2.90/1,000 sf
Total Number of Parking Stalls	400
Number of Accessible Stalls	11
Parking Lot Type	Underground & surface
Parking System	Free visitor parking
Parking Stall Allocation	375 tenant, 25 visitor
Parkade (if applicable) - year built	2007
Number of Parkade Levels	2

Glenmore Professional Centre
1201 Glenmore Trail SW, Calgary, Alberta

Amenities

Fitness Centre	Yes
Bicycle Storage	Indoor & Outdoor
Shipping & Receiving	Loading area (east)
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	Outdoor seating area (south)
Food Service / Café	*COMING SOON*
Public Transit Information	Chinook LRT Station; Bus Routes 3, 9
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

Energy Savings Initiatives	Daylight-harvesting system, timer-controlled lights, LED lighting
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting Electronic equipment recycling
Electric Vehicle Charging Stations	No

Additional Information

Hospital Proximity	1-3 km
Hospital Name	Rockyview General Hospital
WiredScore Certification	N/A
Building Hours	Mon-Fri: 7:30 am - 5:00 pm Sat-Sun: Closed