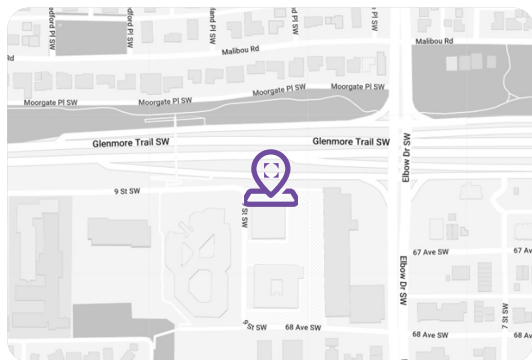


Rockyview Health Centre Building I

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

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Rockyview Health Centre Building I

1011 Glenmore Trail SW, Calgary, Alberta



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 I is a four-story, 68,815 square foot building featuring upgraded common areas and abundant surface parking for tenants and visitors. The building is tenanted by a mix of medical professionals and healthcare services, including a walk-in clinic, compounding pharmacy, pediatricians, dental professionals, a wide range of medical specialists, and a café.

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Property Highlights

Building Size	68,815 sq.ft.
Floors	4
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$15.50
Realty Taxes	\$2.55
In Suite Cleaning Costs	\$1.51
Total	\$19.56 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	Certified

General Information

Number of Floors	4
Year Built	1977
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2022: south entrance renovation
Building Size (sq. ft.)	68,815
Floor Plate (sq. ft.)	17,204
Additional Rent Total (p.s.f.)	\$19.56
Realty Taxes (p.s.f.)	\$2.55
Operating Costs (p.s.f.)	\$15.50
In-Suite Cleaning Costs (p.s.f.)	\$1.51
Building Access Points	3 (north, south, west)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, AHUs, reheat coils
HVAC Hours	Mon-Fri: 6:00 am-9:00 pm; Sat: 7:00 am-5:00 pm; Sun:Off
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Garda Security, 24/7 CCTV, on-site security Mon-Fri: 6:30-9:30am & 7:30-10:30pm + Sat: 7:30-10:30am, mobile patrols Sundays & overnight, card-key access
Total Number of Public Washrooms	8 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	Mountain View Medical Centre, Kenron Pharmacy, Surgical Centres, Seema Eye Care, C-era Medical, Kaleidoscope Pediatrics, Rockyview Maternity
Fire & Life Safety Information	Mircom FX-2000 fire panel; basement + main floor sprinklers. AED in main floor lobby.
Building Automation System	ESC Automation

Electricity

General Information	480V, 1600A, 3-phase, 4-wire
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	No
Base Building Lights	LED, T5, T8
Lighting Control	Timer control, photocell
Electrical Rooms	One per floor
Telecommunications Rooms	One per floor

Elevators

Number of Passenger Elevators	2
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Hydraulic
Elevator Speed	N/A
Passenger Cab Capacity	1,133 kg

Parking

Parking Ratio	3.51/1,000 sf
Total Number of Parking Stalls	430 (Rockyview I & II combined)
Number of Accessible Stalls	12
Parking Lot Type	Surface (on-site & off-site)
Parking System	Pay-by-plate
Parking Stall Allocation	286 tenant; 144 visitor
Parkade (if applicable) - year built	N/A
Number of Parkade Levels	N/A

Amenities

Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	Loading dock (south)
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	Courtyard (in Building II)
Food Service / Café	Good Heart Café
Public Transit Information	Chinook LRT Station; Bus Routes 3, 9
NWHP Online Service Request System	Yes
NWHP On-site Office	Yes. Suite #210

Environmental

Energy Savings Initiatives	Timer-controlled lights, photocells, 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	Certified
Building Hours	Mon-Fri: 7:00 am - 8:15 pm Sat: 8:00 am - 5:00 pm Sun: Closed