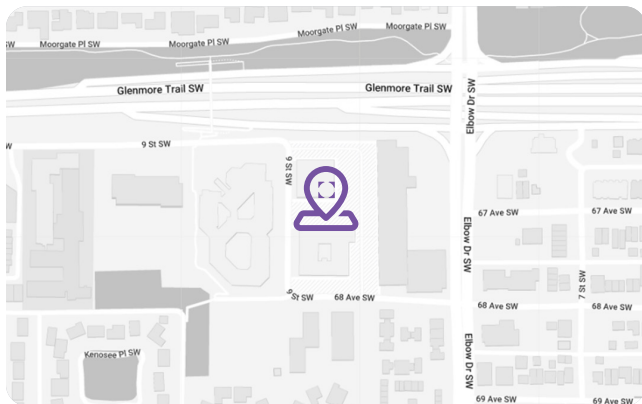




Rockyview Health Centre Building II

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

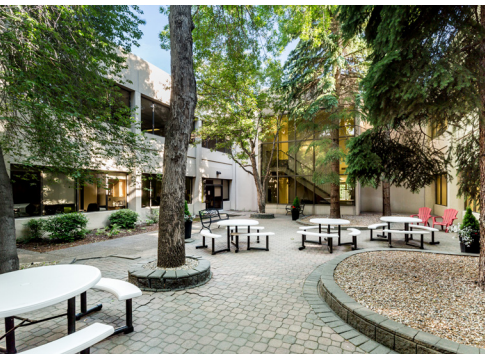
Bus 03 via Elbow Drive
Bus 09 via Glenmore Trail

Leasing Inquiries



German Contreras
Leasing Manager

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1016 68th Avenue 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 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

Building Size	53,330 sq.ft.
Floors	2
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$18.57
Realty Taxes	\$2.63
In Suite Cleaning Costs	\$1.60
Total	\$22.80 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	Certified

General Information

Number of Floors	2
Year Built	1975
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2016: addition of north entrance
Building Size (sq. ft.)	53,330
Floor Plate (sq. ft.)	26,665
Additional Rent Total (p.s.f.)	\$22.80
Realty Taxes (p.s.f.)	\$2.63
Operating Costs (p.s.f.)	\$18.57
In-Suite Cleaning Costs (p.s.f.)	\$1.60
Building Access Points	3 (north, south east)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, AHUs, reheat coils, unit heater
HVAC Hours	Mon-Fri: 5:00 am - 7:00 pm; Sat-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 (6 multi-stall + 2 universal barrier-free)
Washrooms per Floor	Main floor: 3 (one male, one female, one universal) 2nd floor: 5 (two male, two female, one universal)
Anchor Tenants	Kenron Pharmacy, Mountain View Medical Centre, Surgical Centres, Seema Eye Care, C-era Medical, Kaleidoscope Pediatrics, Rockyview Maternity
Fire & Life Safety Information	Mircom GE fire panel; full building sprinkler. AED in main floor lobby.
Building Automation System	Concept

Electricity

General Information	277/480V, 1200A, 3-phase, 4-wire
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	Yes (available)
Base Building Lights	T5, T8
Lighting Control	Timer control, photocell
Electrical Rooms	One (main floor)
Telecommunications Rooms	One (main floor)

Elevators

Number of Passenger Elevators	1
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Hydraulic
Elevator Speed	N/A
Passenger Cab Capacity	1,360 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	N/A
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	Courtyard
Food Service / Café	Good Heart Café (in Building I)
Public Transit Information	Chinook LRT Station; Bus Routes 3, 9
NWHP Online Service Request System	Yes
NWHP On-site Office	Yes (in Building I, Suite #210)

Environmental

Energy Savings Initiatives	Timer-controlled lights, photocells
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: 6:00 am - 6:00 pm Sat-Sun: Closed