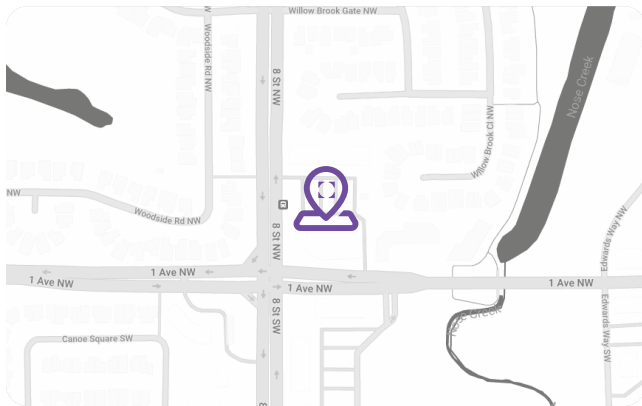




Willow Brook Medical Centre

836 1 Avenue NW, Airdrie, Alberta



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

Leasing Inquiries



German Contreras
Leasing Manager

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W nwhproperties.com



Willow Brook Medical Centre

836 1 Avenue NW, Airdrie, Alberta



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	Market
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

General Information

Number of Floors	1
Year Built	2010
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	N/A
Building Size (sq. ft.)	34,917
Floor Plate (sq. ft.)	34,917
Additional Rent Total (p.s.f.)	\$14.39
Realty Taxes (p.s.f.)	\$6.11
Operating Costs (p.s.f.)	\$8.28
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Points	Individual tenant entrances
Heating, Ventilation & Air Conditioning (HVAC)	RTUs
HVAC Hours	Tenant-controlled
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	24/7 CCTV
Total Number of Public Washrooms	Varies by tenant
Washrooms per Floor	Varies by tenant
Anchor Tenants	Shoppers Drug Mart, EFW Radiology, Lifemark
Fire & Life Safety Information	Vipond NFS-320C fire panel
Building Automation System	No

Electricity

General Information	400AMP, 600V
Building Emergency Power	No
Tenant Emergency Power	No
Base Building Lights	LED
Lighting Control	Photocell
Electrical Rooms	2
Telecommunications Rooms	2

Elevators

Number of Passenger Elevators	0
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	N/A
Elevator Speed	N/A
Passenger Cab Capacity	N/A

Parking

Parking Ratio	3.18/1,000 sf
Total Number of Parking Stalls	111
Number of Accessible Stalls	5
Parking Lot Type	Surface
Parking System	Free parking
Parking Stall Allocation	111 tenant/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	No
Food Service / Café	No
Public Transit Information	Bus Route 902
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

Energy Savings Initiatives	Photocells
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting
Electric Vehicle Charging Stations	No

Additional Information

Hospital Proximity	> 20km
Hospital Name	Peter Lougheed Centre
WiredScore Certification	N/A
Building Hours	Varies by tenant