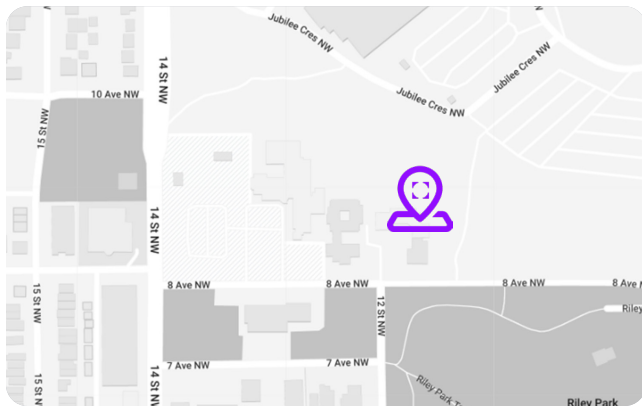




Riley Park Health Centre

1402 8th Avenue NW, Calgary, Alberta



Leasing Inquiries



German Contreras
Leasing Manager

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Location Highlights



Major Intersection

8th Avenue and 14th Street NW



Nearest Hospital

5 km Foothills Medical Centre



Public Transit Access

SAIT/Jubilee LRT station; Bus 65, 404, 414



Riley Park Health Centre

1402 8th Avenue NW, Calgary, Alberta



Property Description

Riley Park Health Centre is a three-story, 74,952 square foot medical office building located in Calgary's Hillhurst neighbourhood. Formerly known as the Grace Hospital, the building continues to function as a community healthcare hub, providing a full range of medical services including the Foothills Primary Care Network, Clearpoint Health Network, an advanced spinal care clinic, and a wide variety of specialists. Situated near Riley Park, the building provides convenient access to outdoor green space. There is abundant surface parking on-site for tenants and visitors.

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Property Highlights

Building Size	74,952 sq.ft.
Floors	3
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$20.50
Realty Taxes	\$5.16
In Suite Cleaning Costs	\$2.48
Total	\$28.14 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	N/A

General Information

Number of Floors	3
Year Built	1926
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	1995: converted to medical use
Building Size (sq. ft.)	74,952
Floor Plate (sq. ft.)	24,984
Additional Rent Total (p.s.f.)	\$28.14
Realty Taxes (p.s.f.)	\$5.16
Operating Costs (p.s.f.)	\$20.50
In-Suite Cleaning Costs (p.s.f.)	\$2.48
Building Access Points	3 (SW, south, west)
Heating, Ventilation & Air Conditioning (HVAC)	Low pressure steam boilers, AHUs, condensers, chiller
HVAC Hours	N/A (operates as needed)
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Garda Security. 24/7 CCTV, on-site security Mon-Fri: 7:30-10:30 pm + Sat-Sun: 9:00am - 4:00pm, card-key access
Total Number of Public Washrooms	6 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	Caleo Health, Clearpoint Health Network, Foothills PCN, PrimaryMed Pharmacy
Fire & Life Safety Information	Honeywell Notifier fire panel; partial building sprinklers. AED in main floor lobby.
Building Automation System	Niagara

Electricity

General Information	120/208V, 2500A, 3-phase, 4-wire
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	Yes (available)
Base Building Lights	LED, T8, T12
Lighting Control	Standard switch, photocell
Electrical Rooms	10
Telecommunications Rooms	10

Elevators

Number of Passenger Elevators	1
Freight Elevator	1
Elevator Modernization Year(s)	2010 (passenger)
Elevator Type	Traction (passenger); Hydraulic (freight)
Elevator Speed	N/A
Passenger Cab Capacity	1,428 kg (passenger); 1,814 kg (freight)

Parking

Parking Ratio	3.43/1,000 sf
Total Number of Parking Stalls	257
Number of Accessible Stalls	4
Parking Lot Type	Surface
Parking System	Pay-by-plate
Parking Stall Allocation	163 tenant, 94 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	Outdoor seating area/patio (west)
Food Service / Café	No
Public Transit Information	SAIT/Jubilee & Sunnyside LRT Stations; Bus Routes 65, 104, 404, 414.
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 Electronic equipment recycling
Electric Vehicle Charging Stations	No

Additional Information

Hospital Proximity	3-5 km
Hospital Name	Foothills Medical Centre
WiredScore Certification	N/A
Building Hours	Mon-Fri: 6:00 am - 9:00 pm Sat: 8:30 am - 5:00 pm Sun: Closed