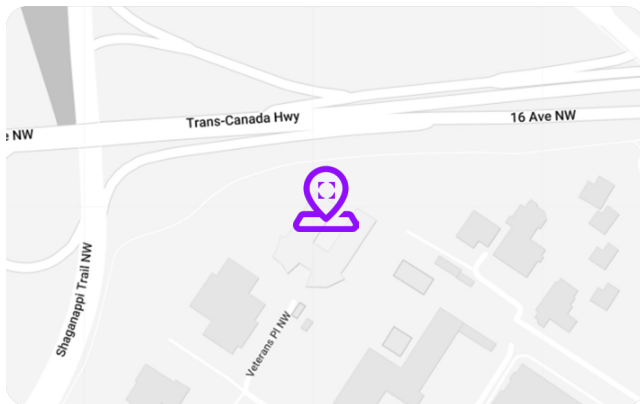




Cambrian Centre

1000 & 2000 Veteran's Place NW, Calgary, Alberta



Leasing Inquiries



German Contreras
Leasing Manager

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Location Highlights



Major Intersection

16th Avenue NW and
Shaganappi Trail



Nearest Hospital

3.2 km Foothills Medical Centre
2.7 km Alberta Children's Hospital



Public Transit Access

Bus 01, 40, 305 via Bowness
Road



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Property Description

Cambrian Centre is a four-storey, 122,789 square foot Class-A medical office building located in a major healthcare node that includes Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary Medical and Research Centre, and the Calgary Cancer Centre. Its central location provides prime visibility and access via car or public transit. The property is tenanted by a diversified mix of business and medical professionals and includes a diagnostic imaging clinic, fertility clinic, and a café.

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Property Highlights

Building Size	122,789 sq.ft.
Floors	4
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$15.57
Realty Taxes	\$7.47
In Suite Cleaning Costs	N/A
Total	\$23.04 psf
Bike Storage	Indoor and Outdoor
Parking	Surface and Underground
Electric Vehicle Chargers	No
Wired Score	Certified

General Information

Number of Floors	4
Year Built	2010
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2020: free-cooling system installed
Building Size (sq. ft.)	122,789
Floor Plate (sq. ft.)	30,697
Additional Rent Total (p.s.f.)	\$23.04
Realty Taxes (p.s.f.)	\$7.47
Operating Costs (p.s.f.)	\$15.57
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Points	3 (SW, NE, via parkade)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, AHU, MUA units, chiller, cooling tower
HVAC Hours	Mon-Fri: 6:00 am - 6:00 pm; Sat-Sun: 6:30 am - 4:00 pm
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Garda Security, 24/7 CCTV, on-site security Mon-Fri: 8:00am - 4:00pm + Sat-Sun: 6:00am - 6:00pm, mobile patrols overnight, card-key access
Total Number of Public Washrooms	8 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	EFW Radiology, Regional Fertility Clinic, CBC
Fire & Life Safety Information	Honeywell Notifier fire panel; full building sprinkler system. AED in main floor lobby.
Building Automation System	Niagara-AX

Electricity

General Information	600V, 2000A, 3-phase, 4-wire
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	Yes (available)
Base Building Lights	LED, T8
Lighting Control	Timer control, photocell
Electrical Rooms	One per floor
Telecommunications Rooms	One (P1 level)

Elevators

Number of Passenger Elevators	4 (2 per tower)
Freight Elevator	1 (east tower)
Elevator Modernization Year(s)	N/A
Elevator Type	Traction
Elevator Speed	N/A
Passenger Cab Capacity	East: 2,300 kg; West: 1,600 kg

Parking

Parking Ratio	3.88/1,000 sf
Total Number of Parking Stalls	476
Number of Accessible Stalls	9
Parking Lot Type	Underground & surface
Parking System	Pay-by-plate
Parking Stall Allocation	218 tenant, 258 visitor
Parkade (if applicable) - year built	2010
Number of Parkade Levels	2

Amenities

Fitness Centre	No
Bicycle Storage	Indoor & Outdoor
Shipping & Receiving	Loading dock (east tower)
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	Courtyard (between towers)
Food Service / Café	Kaffeeklatsch
Public Transit Information	Banff Trail LRT Station; Bus Routes 1, 40, 305
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

Energy Savings Initiatives	BAS Time-Of-Day (TOD) Optimization, Free Cooling System, timer-controlled lights, LED lighting
Environmental & Sustainability Initiatives	Lighting control; cooling efficiency
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	Foothills Medical Centre
WiredScore Certification	Certified
Building Hours	Mon-Fri: 6:00 am - 8:00 pm Sat-Sun: 6:00 am - 4:00 pm