

673-2,753 sf

207 • Built-out medical

1,996 sf

201

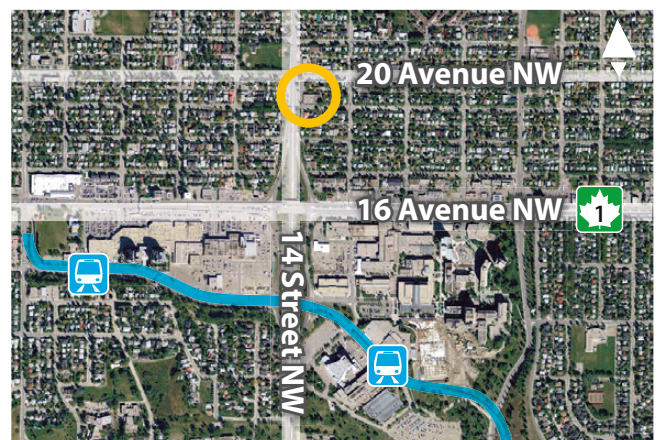


MEDICAL / PROFESSIONAL/ OFFICE SPACE FOR LEASE

Capitol Hill Centre
2004 14th Street NW, Calgary



Rare, centrally located,
NW medical opportunity



Murray Ion, ASSOCIATE

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Ryan Boyne, ASSISTANT (UNLICENSED)

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CELEBRATING

50 YEARS

1973-2023



Area Demographics (3 km radius)



Population

88,078
2021

95,855
2026 ▲8.8%



Average Household income

\$149,397
2021

\$169,574
2026 ▲13.5%



Median Age

36.9
2021

38.5
2026



Current Consumption / Person



\$14,030
FOOD



\$5,214
HEALTH CARE



\$5,498
RECREATION



\$2,041
PERSONAL CARE



\$5,160
LIQUOR/TOBACCO

- » Medically zoned
- » Abundance of parking
- » High visibility from 14 Street NW and 20 Avenue NW
- » Signage available
- » Only 5 minutes from downtown core; proximity to SAIT, North Hill Shopping Centre and LRT station

LEASE INFORMATION

MUNICIPAL ADDRESS:
2004 14th Street NW, Calgary

AVAILABLE FOR LEASE:

- » 2,753 sq. ft. Suite 207 (2nd fl) **DEMISABLE**
 - Built-out medical space
 - Demisable to 673 sf and 2,060 sf
- » 1,996 sq. ft. Suite 201 (2nd fl)
- » ~~1,534 sq. ft. Suite 1428 (main fl)~~ **LEASED**

AVAILABILITY: Immediately

TERM: 5 years

PARKING:

- 3:1,000 sq. ft. ratio
- Surface, reserved; \$175/mo per stall

OP. COSTS AND TAXES:

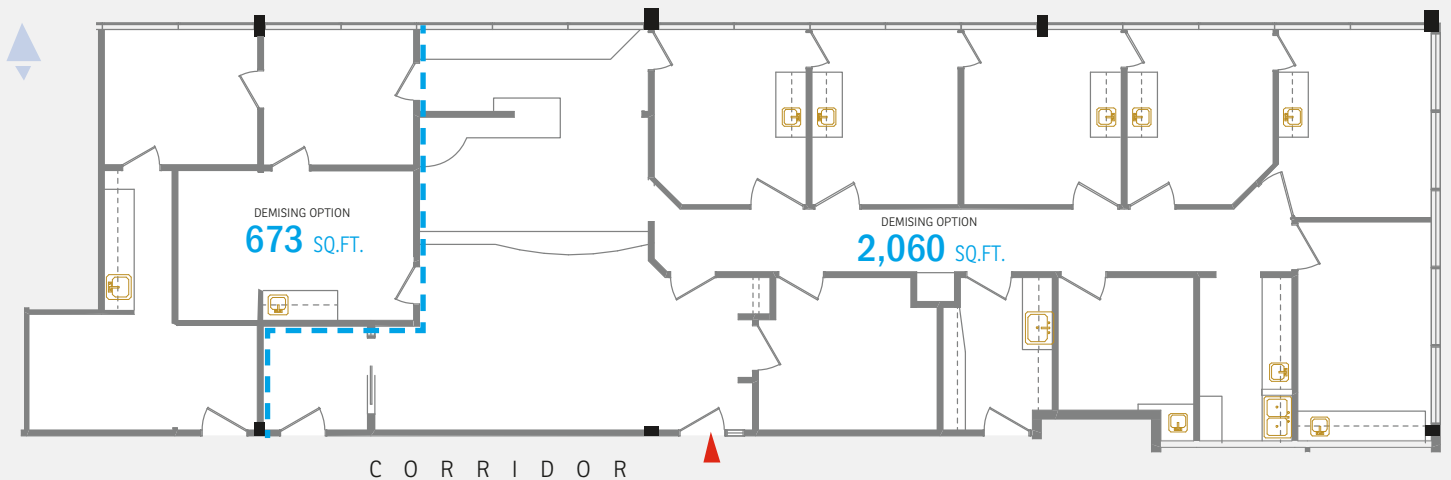
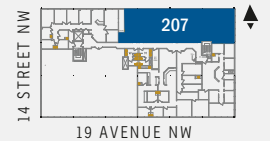
\$17.20 per sq. ft. (est.)

NET RENT: Market

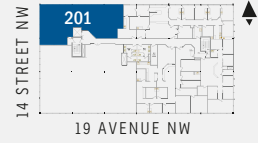
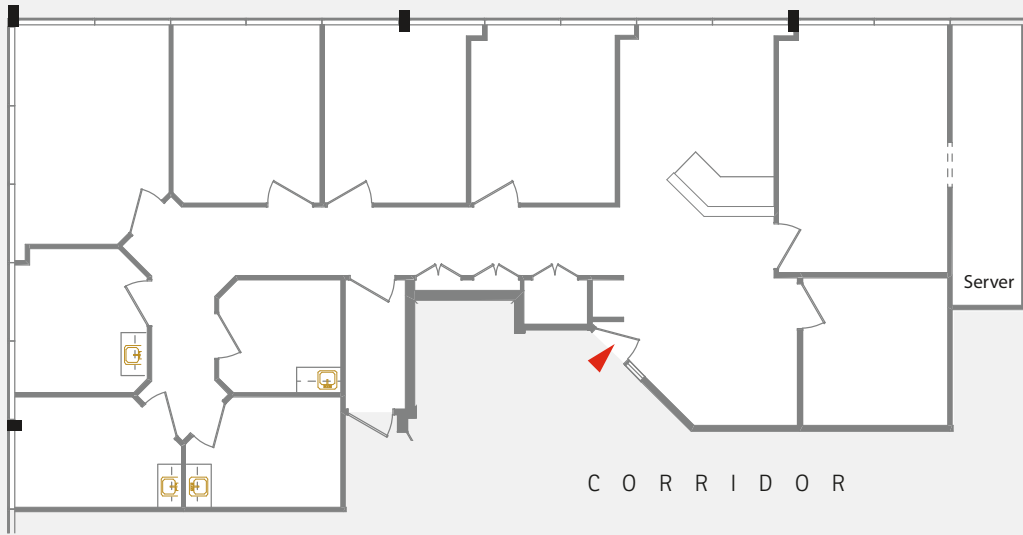
SUITE 207 **DEMISABLE**

2,753 SQ.FT.

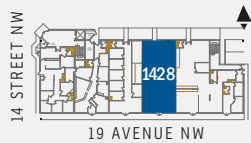
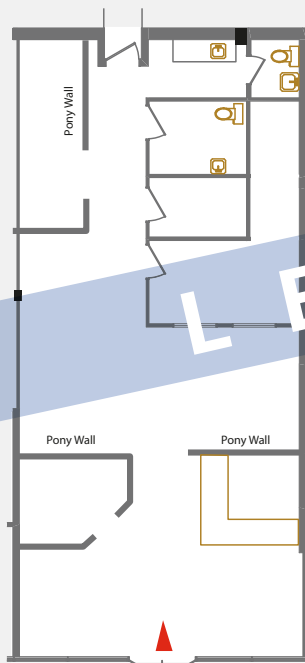
- Built-out medical space
- Demisable to 673 sf and 2,060 sf



SUITE 201
1,996 SQ.FT.



SUITE 1428
1,534 SQ.FT.



19 AVENUE NW



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