

RIO CAN

OFFICE SUITES FOR LEASE

RIOCAN NORTHGATE

495 - 36 STREET NE, CALGARY

FROM 808 SF - 11,340 SF

SECOND FLOOR OFFICE + MEDICAL
SUITES FOR LEASE



FEATURES:

- AMPLE FREE SURFACE PARKING
- EASY ACCESS/EGRESS OFF 36TH STREET NE
- AUTOMATIC DOOR LOCKING SECURITY SYSTEM
- PREMISES ACCESSIBLE BY ELEVATOR OR STAIRS
- AMPLE RETAIL AMENITIES NEARBY INCLUDING SAFEWAY, HOME DEPOT & MARLBOROUGH MALL

Leasing Contact:

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Scout Real Estate Ltd

RIOCAN NORTHGATE PROPERTY INFORMATION:



- TERM: FLEXIBLE TERMS CONSIDERED
- MARKET RATE- CALL FOR DETAILS
- OPERATING COSTS: \$18.17 PSF (INCLUDES UTILITIES) (2026)
- AVAILABLE IMMEDIATELY
- IMPROVEMENT ALLOWANCE/TURNKEY PACKAGES NEGOTIABLE
- PARKING: AMPLE FREE SURFACE LOT PARKING
- ZONING: C-R3

VIRTUAL TOURS

LEASING OPPORTUNITIES:

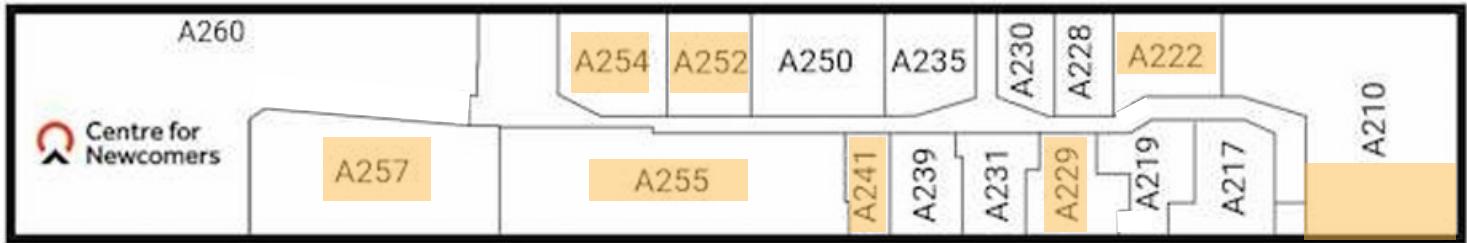
SUITE #	RENTABLE AREA	COMMENTS
#A210	1,639 SF	Open plan show suite, under construction!
#A222	1,858 SF	Medical office, reception/waiting area + file area, 6 exam rooms with sinks, 2 offices, nurses station & private washroom.
#A229	1,704 SF	Reception, kitchen, large boardroom/training room, 2 exterior offices, 1 interior office & open area.
#A241	808 SF	Reception, sink, 2 interior offices, 1 exterior office/meeting room.
#A252	1,278 SF	Reception, 3 exam rooms with sinks & 2 offices.
#A254	2,268 SF	2 large classrooms, 1 office, reception & sink.
#A255*	5,348 SF	Multiple reception areas, 14 offices and open area to accommodate 6 workstations, large boardroom, meeting rooms & kitchen. Space is in good, move-in ready condition. Contiguous with # A257 for up to 11,340 SF.
#A257**	5,992 SF	Reception, 9 offices and large open area, boardroom, & kitchen. Space is in good, move-in ready condition. Contiguous with A#255 for up to 11,340 SF.

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

RIOCAN

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RIOCAN NORTHGATE 2ND FLOOR



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MAP & AREA DEMOGRAPHICS



- Ward 10 Total Area Population of 89,485 with the highest demographic being individuals between 15 and 64 years of age
- Average household annual income of \$85,000.00
- Households with children 19%

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