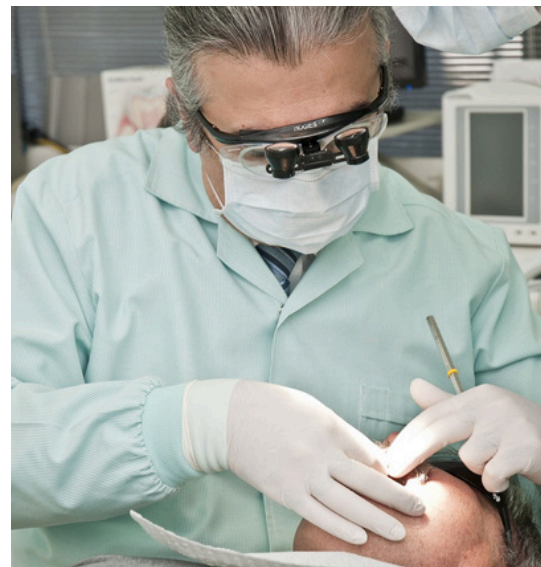




SETON PROFESSIONAL CENTRE
UP TO 16,957 SF
CLASS "A" MEDICAL / OFFICE SPACE FOR LEASE
3815 FRONT STREET SE

Scout



- Prominent medical professional building located adjacent to South Health Campus Hospital
- Access to 2 LRT Park & Ride Stations and close proximity to future LRT Green Line Seton Station
- Plentiful retail and ancillary medical uses in the vicinity
- New retail development adjacent to Seton Professional Centre underway

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Property Features

- Established high-end medical professional building with limited remaining opportunities to lease
- Ample natural light throughout
- Daycare and pharmacy on-site
- Walking distance to Seton's extensive and growing retail and entertainment amenities
- LEED Silver-certified

Join Seton Professional Centre's growing medical ecosystem that is over 80% leased to groups including:

- EFW Radiology
- Innovative Sport Medicine Seton
- INVIVA
- Premiere Eye Care
- Remedy's RX Pharmacy
- Seton Family Dental Centre
- Seton Family Healthcare
- 1st Class Childcare Seton

Leasing Information

- Areas from 1,277 SF to 16,957 SF
- Immediate Availability
- Market net rent
- Operating Costs (2026): \$22.11 PSF
- Parking Ratio: 1 stall per 269 SF
- Employee Parking:
\$200.00 per stall / month
- Ample visitor parking available daily including evenings and weekends (hourly, daily and monthly rates available)

Join Seton's up and coming community to include:

- **Gateway District**
 - Bank of Montreal
 - Diva Salon
 - Edo
 - Good Earth Coffeehouse
 - Great Clips
 - Highlander Wine & Spirits
- **North Retail District**
 - Boston Pizza
 - CIBC
 - Dollarama
 - Tim Hortons
 - Anytime Fitness
- **Entertainment District**
 - Cineplex VIP



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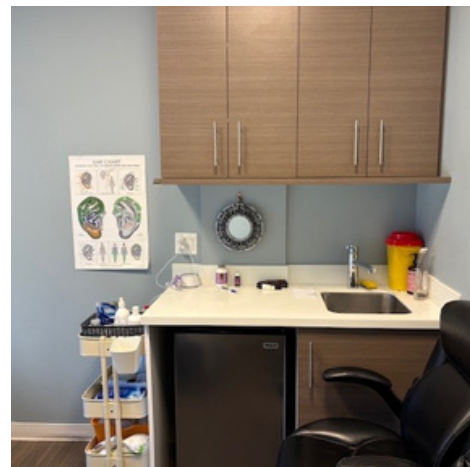
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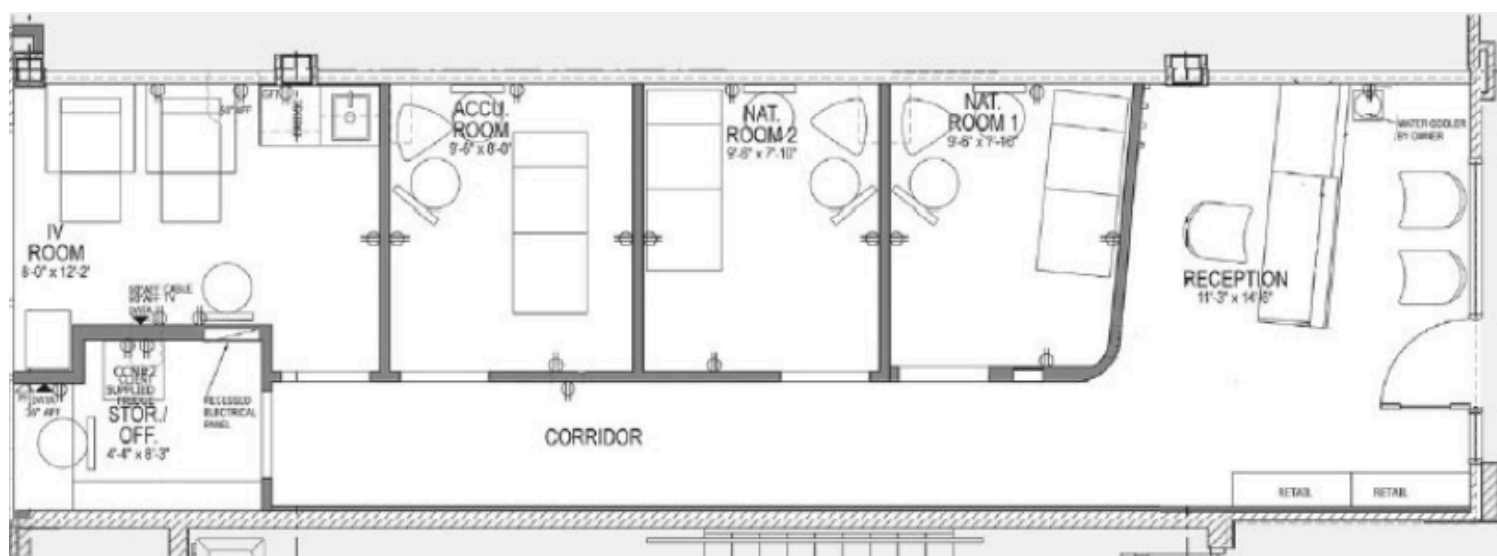
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MAIN FLOOR - SUITE #101

- 817 SF
- Available October 1, 2026 - potential to be available sooner on 30-60 days notice
- Fully developed clinic space



FLOOR PLAN

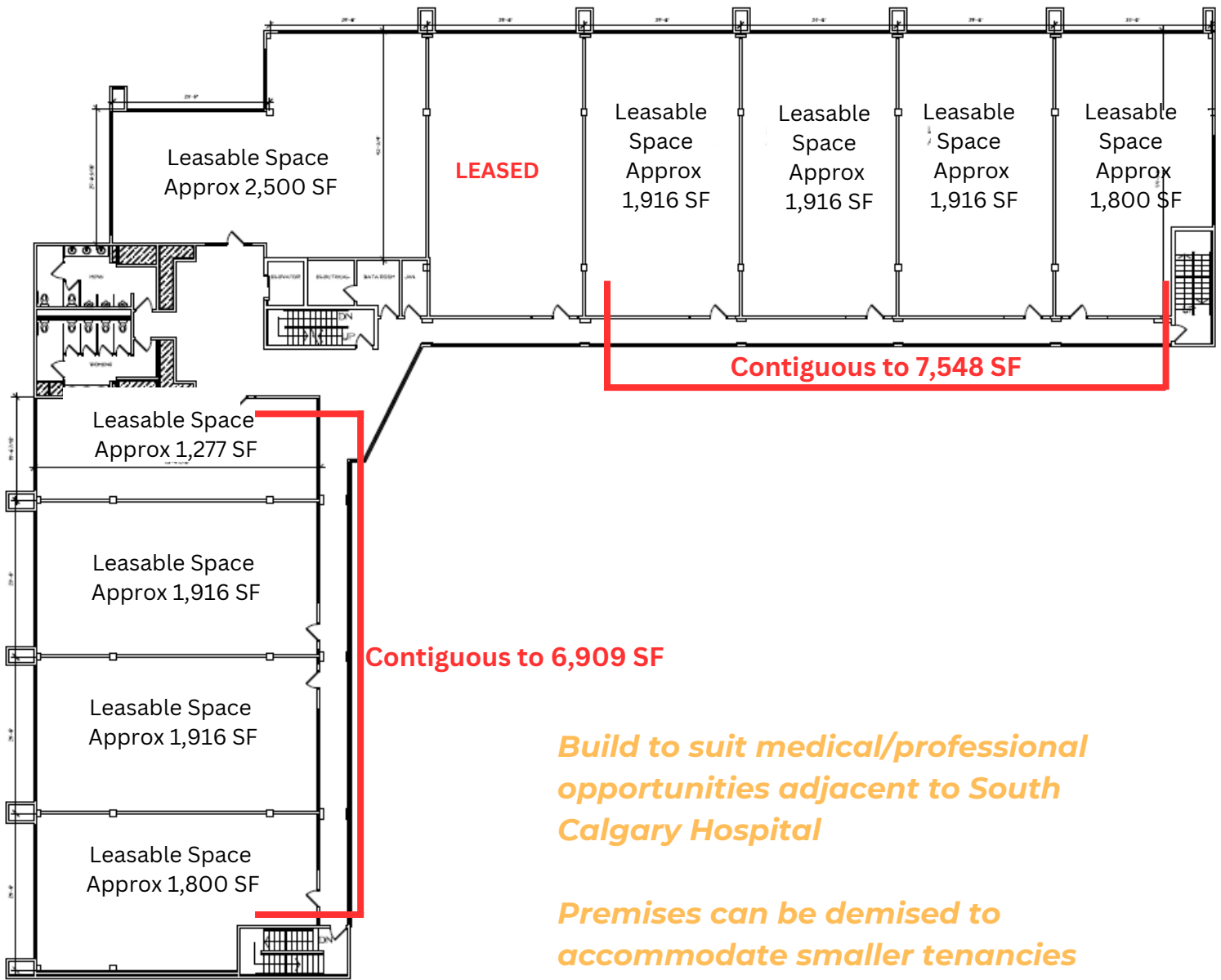


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THIRD FLOOR



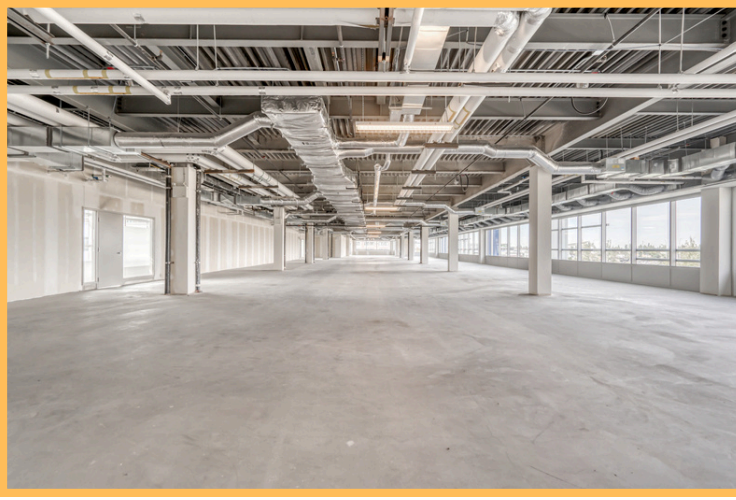
Build to suit medical/professional opportunities adjacent to South Calgary Hospital

Premises can be demised to accommodate smaller tenancies starting at 1,277 SF

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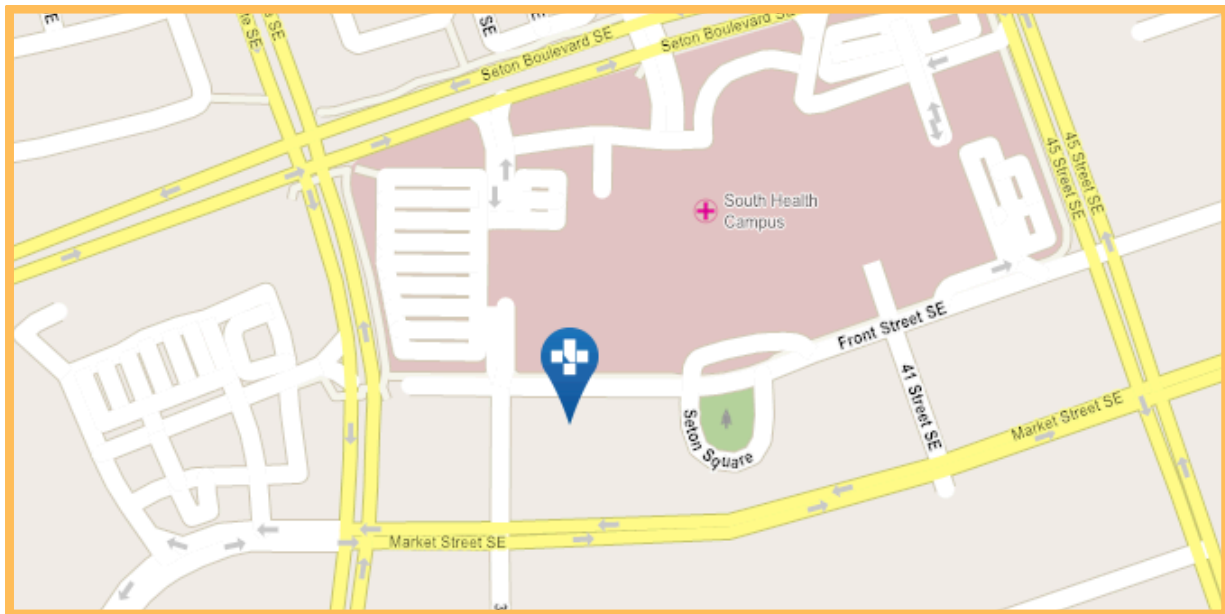
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SOUTH HEALTH CAMPUS

(ACROSS THE STREET FROM SOUTH HEALTH CAMPUS HOSPITAL)



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