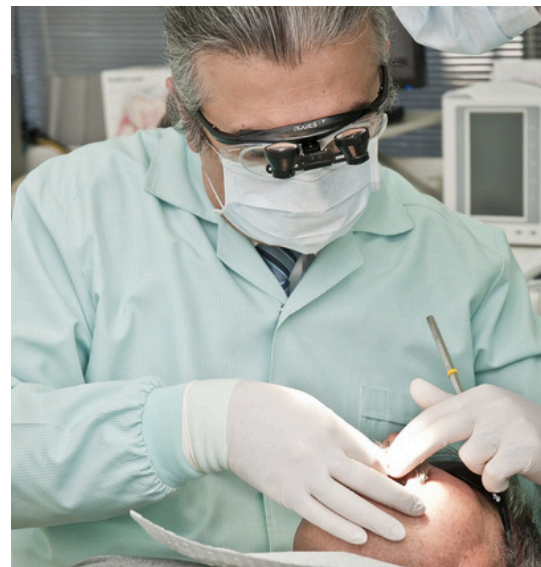




SETON PROFESSIONAL CENTRE - WEST TOWER
CLASS "A" MEDICAL OFFICE SPACE FOR LEASE
3815 FRONT STREET SE
1,277 SF - 11,457 SF AVAILABLE

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 medical ecosystem which includes tenants such as:

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

Leasing Information

- 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)

Seton's thriving community which includes:

- **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



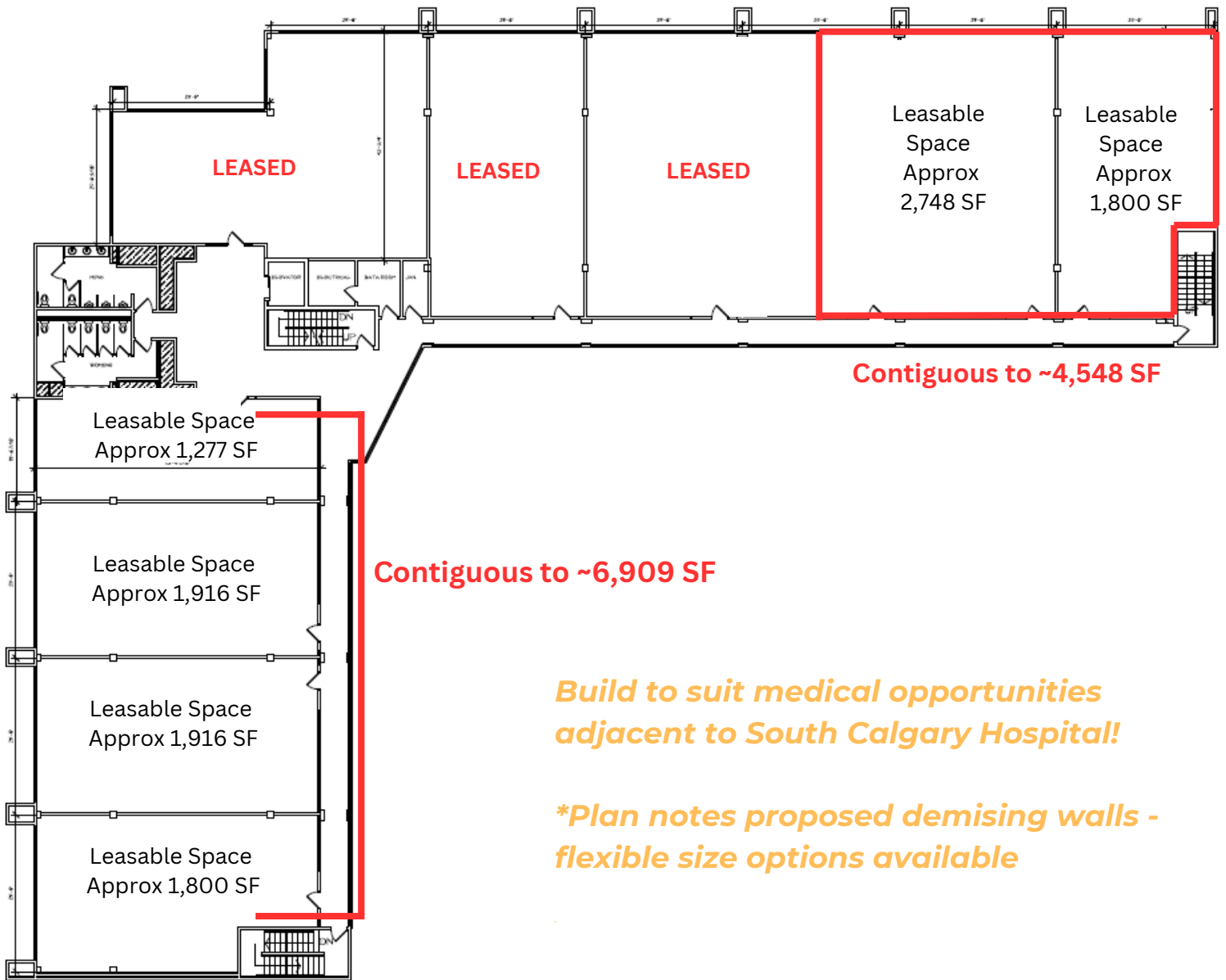
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THIRD FLOOR



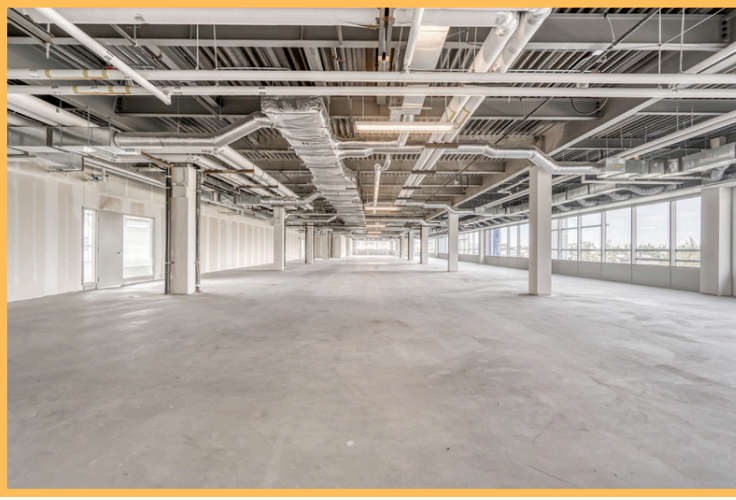
*Build to suit medical opportunities
adjacent to South Calgary Hospital!*

**Plan notes proposed demising walls -
flexible size options available*

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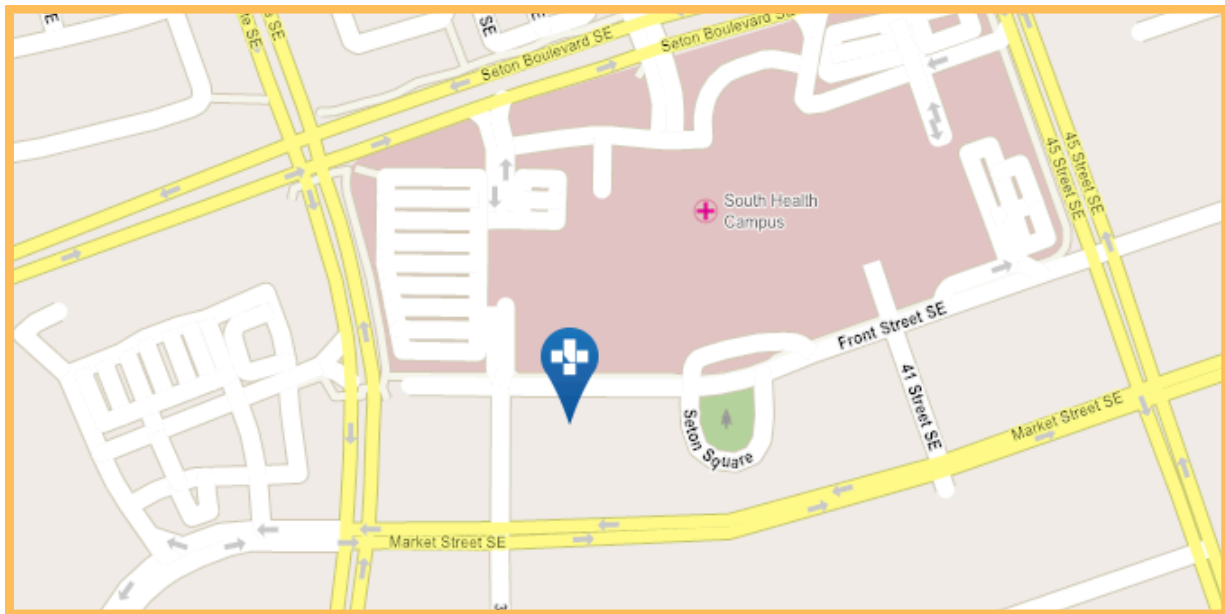
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SOUTH HEALTH CAMPUS

(ACROSS THE STREET FROM SOUTH HEALTH CAMPUS HOSPITAL)



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