

RIO CAN

OFFICE SUITES RIOCAN GLENMORE

1600 - 90 AVENUE SW

UP TO 12,065 SF AVAILABLE

SECOND FLOOR OFFICE + MEDICAL
SUITES FOR LEASE



FEATURES:

- AMPLE FREE SURFACE PARKING (UP TO FOUR HOURS)
- EASY ACCESS/EGRESS OFF 14TH STREET & 90TH AVENUE SW
- AUTOMATIC DOOR LOCKING SECURITY SYSTEM
- PREMISES ACCESSIBLE BY ELEVATOR OR STAIRS
- AMPLE RETAIL AMENITIES INCLUDING SAFEWAY, MCDONALDS, STARBUCKS, TD CANADA TRUST

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RIOCAN GLENMORE (BUILDING “A”) PROPERTY INFORMATION:

- TERM: FLEXIBLE TERMS CONSIDERED
- MARKET RATE- CALL FOR DETAILS
- OPERATING COSTS: \$27.27 (2025)
- AVAILABLE IMMEDIATELY
 - *Suite #A208 - available on 30-60 days notice
- SHOW SUITE PROGRAM UNDERWAY
- IMPROVEMENT ALLOWANCE/TURNKEY PACKAGES NEGOTIABLE
- PARKING: AMPLE FREE SURFACE LOT PARKING
- 2ND FLOOR PATIO ACCESS
- ZONING: C-C2
- ANCHORED BY LONG STANDING RETAIL TENANTS

LEASING OPPORTUNITIES:

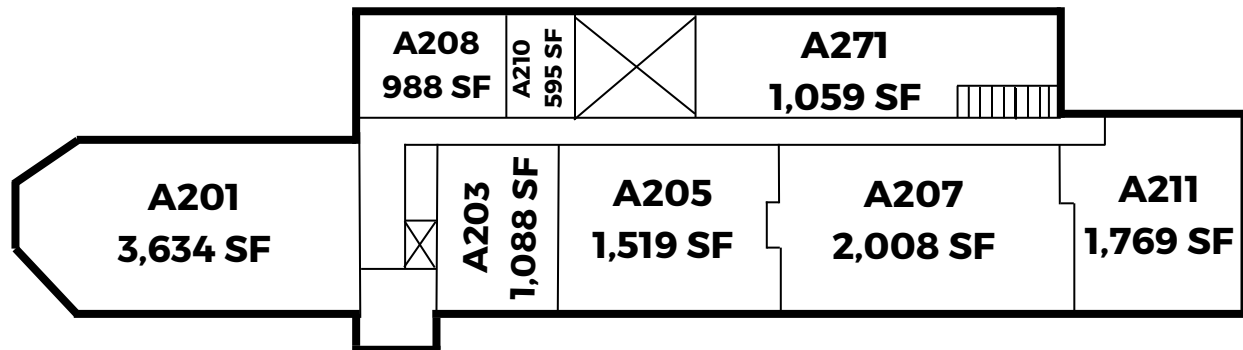
SUITE #	RENTABLE AREA	COMMENTS
#A201	3,634 SF	Reception, 5 offices, kitchen, in-suite washroom & boardroom
#A203	1,088 SF	Reception, 3 offices, kitchen & break-out room
#A205	1,519 SF	Reception, open area plan, storage & plumbing for sink
#A207	2,008 SF	Reception, open area & sink
#A208*	988 SF	2 large meeting rooms & storage
#A211	1,769 SF	Reception, 3 offices, boardroom, kitchen & open area
#A271	1,059 SF	Reception, 1 office, 2 exam rooms (with sinks) - former medical use

12,065 SF available on the 2nd floor, with up to 6,384 SF of contiguous space available (Suites A203, A205, A207 & A211)

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RIOCAN GLENMORE - BUILDING "A" 2ND FLOOR

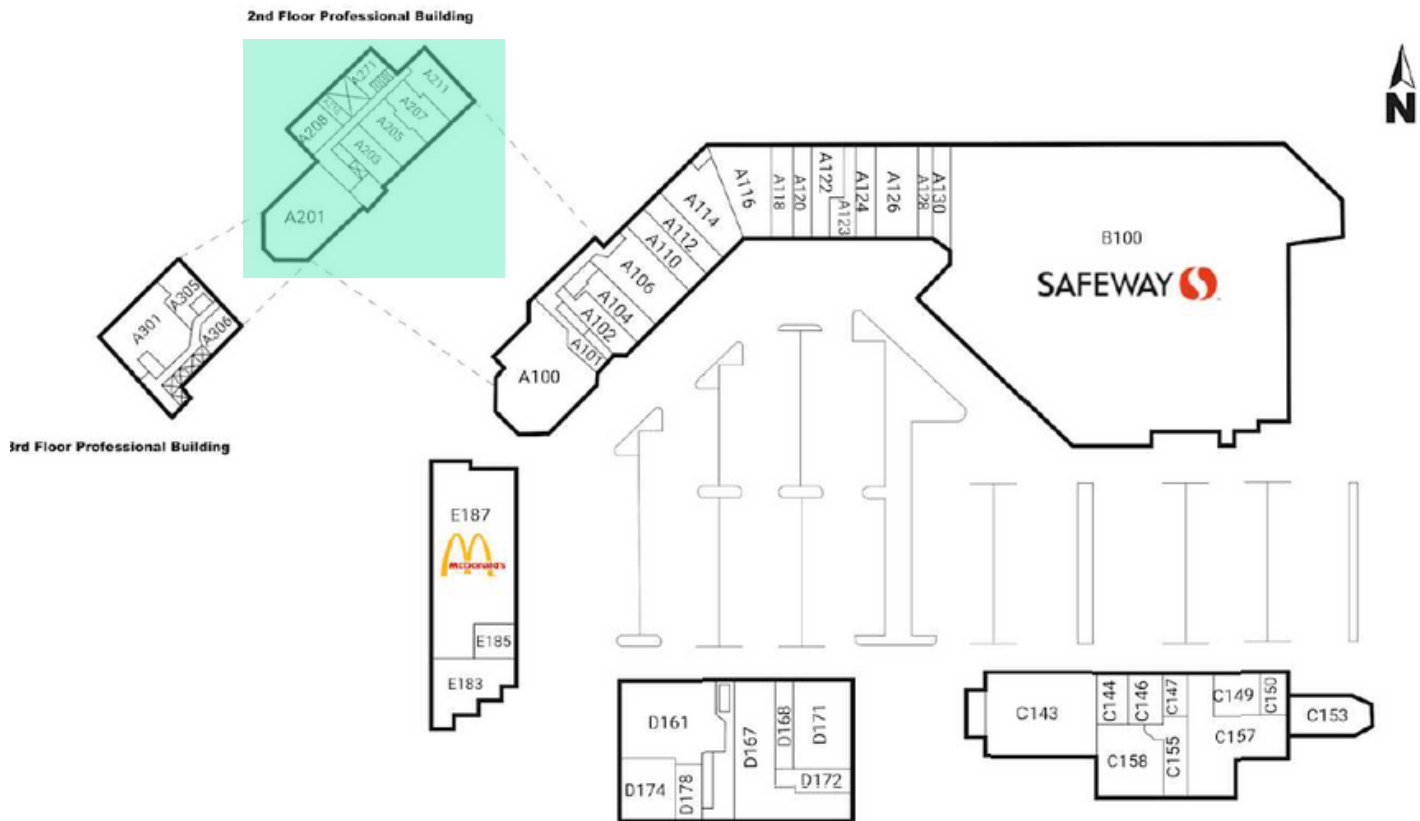


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SITE MAP & AREA DEMOGRAPHICS



- Ward 11 Total Area Population of 102,435 with the highest demographic being individuals between 15 and 64 years of age.
- Average household annual income of \$95,000.00
- Households with children 35%

A100	1600 World Bier Haus	4,871 SF	A124	Ducks & Company	967 SF	A305	Glenmore Healthcare	1,689 SF	C158	StretchLab	1,460 SF	D270	Safeway	2,908 SF
A101	Cell Phone Repair	78 SF	A126	Running Room	1,945 SF	A306	Acupuncture And	822 SF	D161	Bank of Montreal	3,479 SF	D273	Glenmore Landing	1,687 SF
	(Tbd) Glenmore		A128	Mirage Nail & Spa	969 SF		Chiropractic Clinic		D167	Glenmore Landing	6,958 SF		Pharmacy	
	Landing		A130	Crafted Goods	1,087 SF	B100	Safeway	52,465 SF	D168	The Glenmore Landing	1,261 SF	D274	Glenmore Landing	741 SF
A102	Subway	1,206 SF	A201	Available	3,027 SF	C143	TD	4,709 SF	D171	Vision Center	2,248 SF	D275	Dr. Mish & Dr.	1,058 SF
A104	Connect Hearing	1,313 SF	A203	Available	1,066 SF	C144	Pirho	818 SF	D172	Starbucks	604 SF	E183	Good Earth Cafe	1,863 SF
A106	Nova Cannabis	2,337 SF	A205	Available	1,508 SF	C146	Lakeside Humidor,	805 SF	D174	Bright Smile Dental	1,619 SF	E185	Pizza Bank	366 SF
A110	Cobs Bread	1,291 SF	A207	Available	1,672 SF	C147	Vape, Smoke & Cigars	592 SF	D178	Centre	616 SF	E187	McDonald's	6,980 SF
A112	Margareta Design	1,293 SF	A208	Available	1,025 SF	C149	Glenmore Alterations	833 SF	D261	Razor's Edge	979 SF			
A114	Suzanne's	2,033 SF	A210	Available	495 SF	C150	Gypsy Rose Flowers	610 SF	D264	Available				
A116	Esthetica Hair Design	2,001 SF	A211	Available	1,664 SF	C153	Fishman's Personal	4,800 SF		Calgary Laboratory	3,681 SF			
A118	H&R Block	1,229 SF	A271	Available	881 SF	C155	Care Cleaners	1,174 SF		Services				
A120	Naot - Comfort Shoes	929 SF		Shelley Stokes		C157	Gas Bar	1,174 SF	D267	Leading Edge	3,280 SF			
A122	Taco Time	1,202 SF	A301	Professional	2,709 SF		Landing Animal Clinic			Physiotherapy				
A123	Telus	737 SF		Corporation			Liquor Store	3,873 SF						

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