

# Scout

Real Estate Ltd

FOR LEASE

PROMINENT OPPORTUNITY  
IN SW CALGARY

67 GLENBROOK PL SW  
CALGARY, ALBERTA



## FEATURES

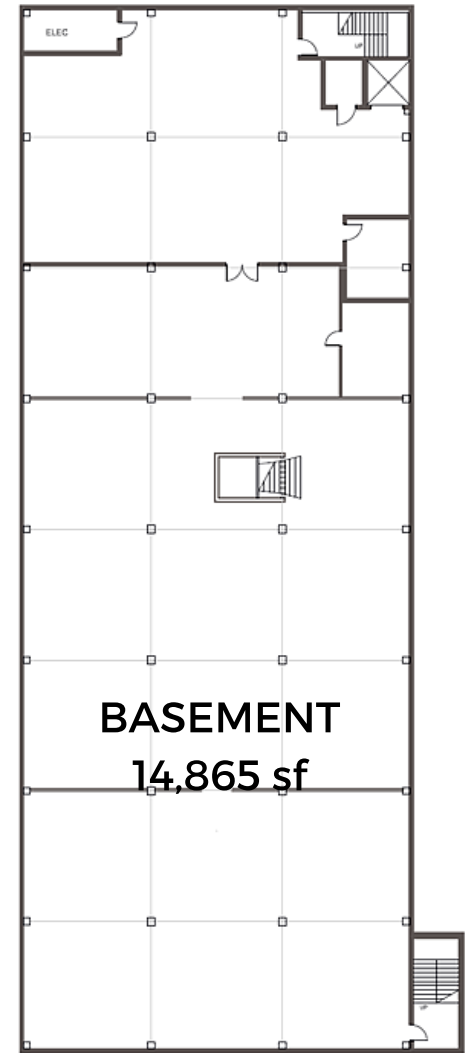
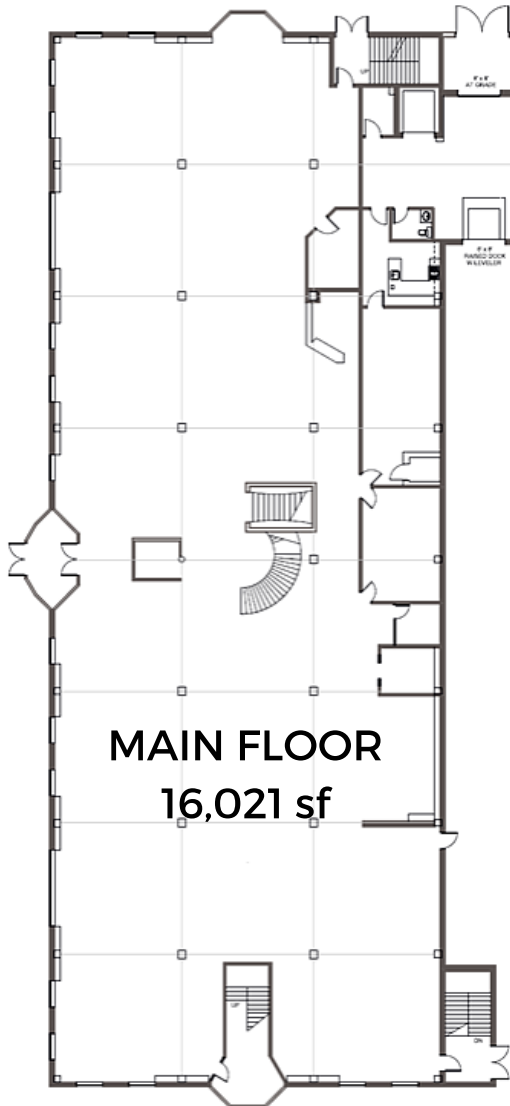
- HIGHLY VISIBLE WEST-END LOCATION
- EXPOSURE TO OVER 40,000 VEHICLES PER DAY ON SARCEE TRAIL
- CLOSE PROXIMITY TO WESTHILLS/SIGNAL HILL COMMERCIAL CORRIDOR

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## PROPERTY INFORMATION

- MARKET RENT
- ADDITIONAL RENT: \$14.98 PSF (2021 ESTIMATE)
- PROMINENT PYLON SIGNAGE ALONG SARCEE TRAIL
- AVAILABLE IMMEDIATELY
- FREIGHT ELEVATOR SERVICES ALL FLOORS
  
- BUILDING: CONCRETE BLOCK AND STEEL WITH BRICK FACADE
- HVAC SYSTEM: ROOF TOP UNITS REPLACED IN 2014
- ROOF: SBS TORCH-ON ROOF (REPLACED 2017)
- LOADING: 1 (8'X8') DRIVE IN, 1 (8'X8') DOCK
- POWER: 1200 AMPS, 120/208 VOLT
- SITE SIZE: 1.46 ACRES
- ZONING: C-COR3
- PARKING: +/- 88 STALLS

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## DEMOGRAPHICS

- POPULATION: 159,860 WITHIN 5 KM RADIUS
- \$170,438 AVERAGE HOUSEHOLD INCOME
- 63,625 HOUSEHOLDS WITHIN 5 KM RADIUS
- MEDIAN AGE: 38.8



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