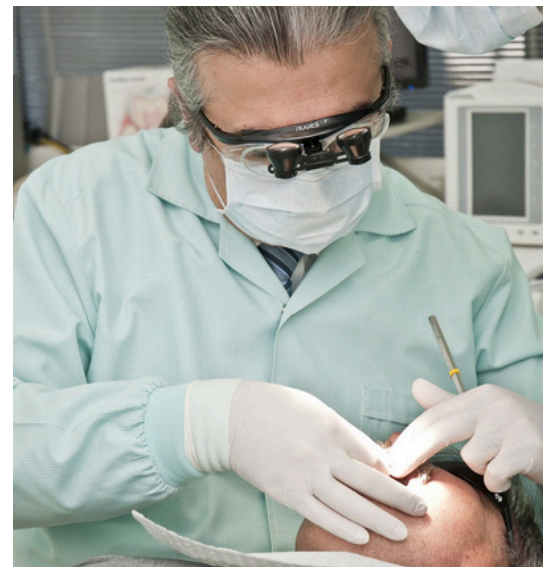




**SETON PROFESSIONAL CENTRE**  
**UP TO 18,873 SF**  
**CLASS "A" MEDICAL / OFFICE SPACE FOR LEASE**  
**3815 FRONT STREET SE**

**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 breaking ground adjacent to Seton Professional Centre in 2024

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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 1,800 SF to 18,873 SF
- Immediate Availability
- Market net rent
- Operating Costs (2024): \$23.20 PSF
- Parking Ratio: 1 stall per 269 SF
- Employee Parking:  
\$99.00 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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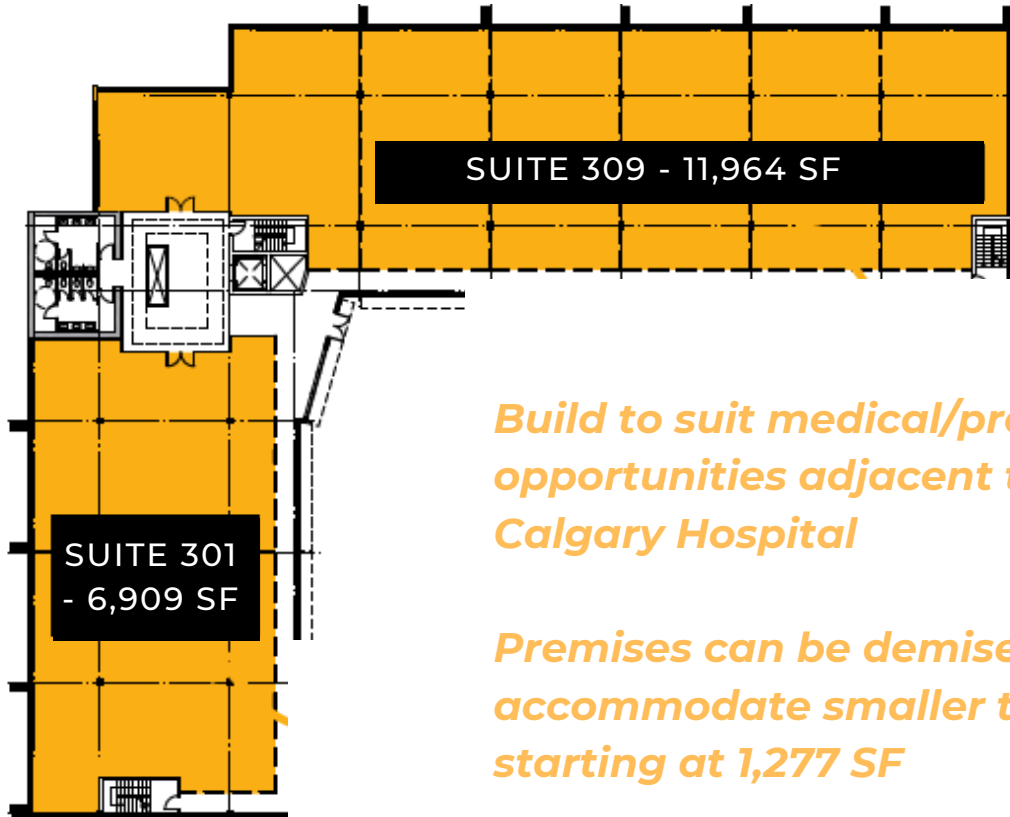
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## THIRD FLOOR



*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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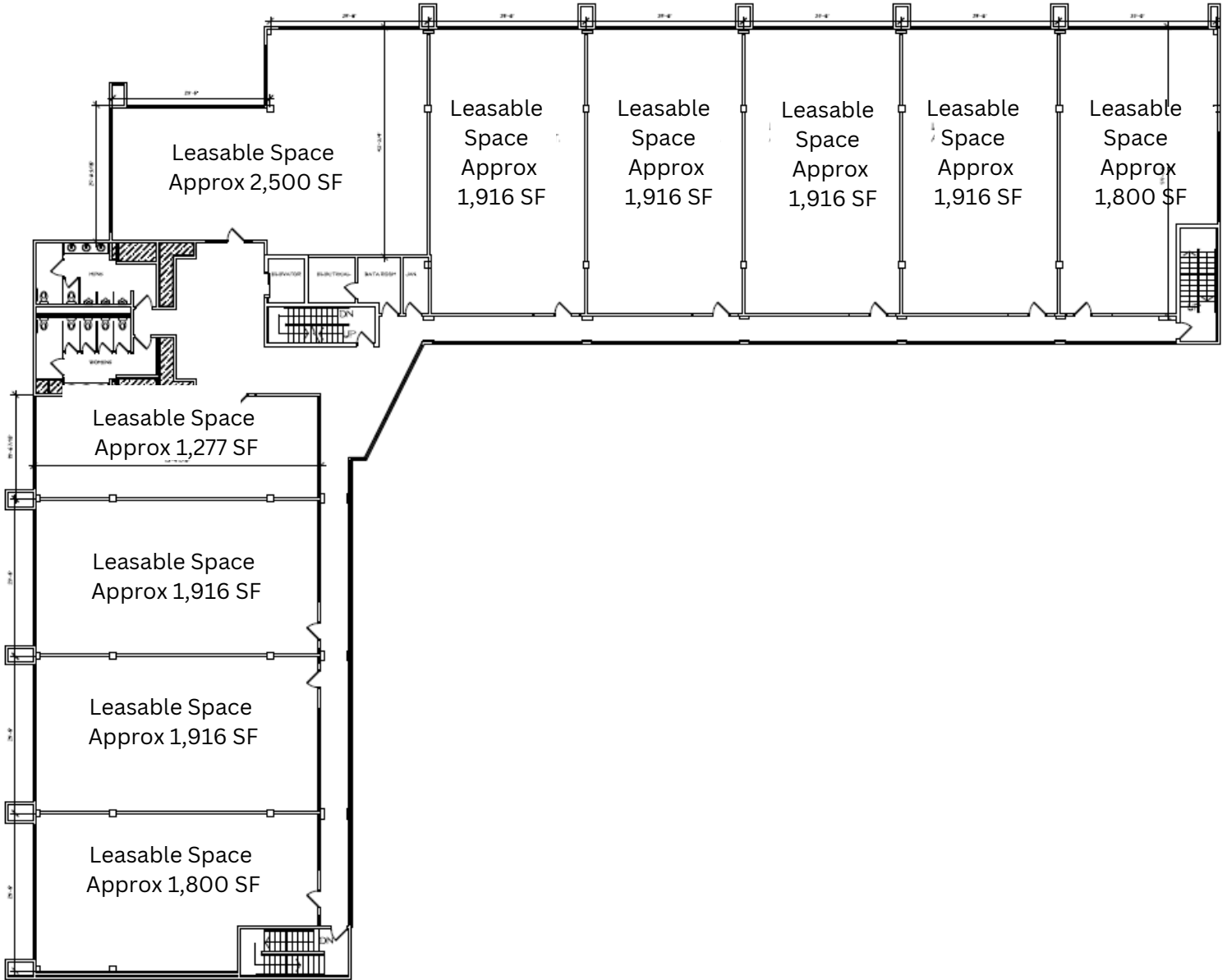
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# POTENTIAL DEMISING OPTIONS #1



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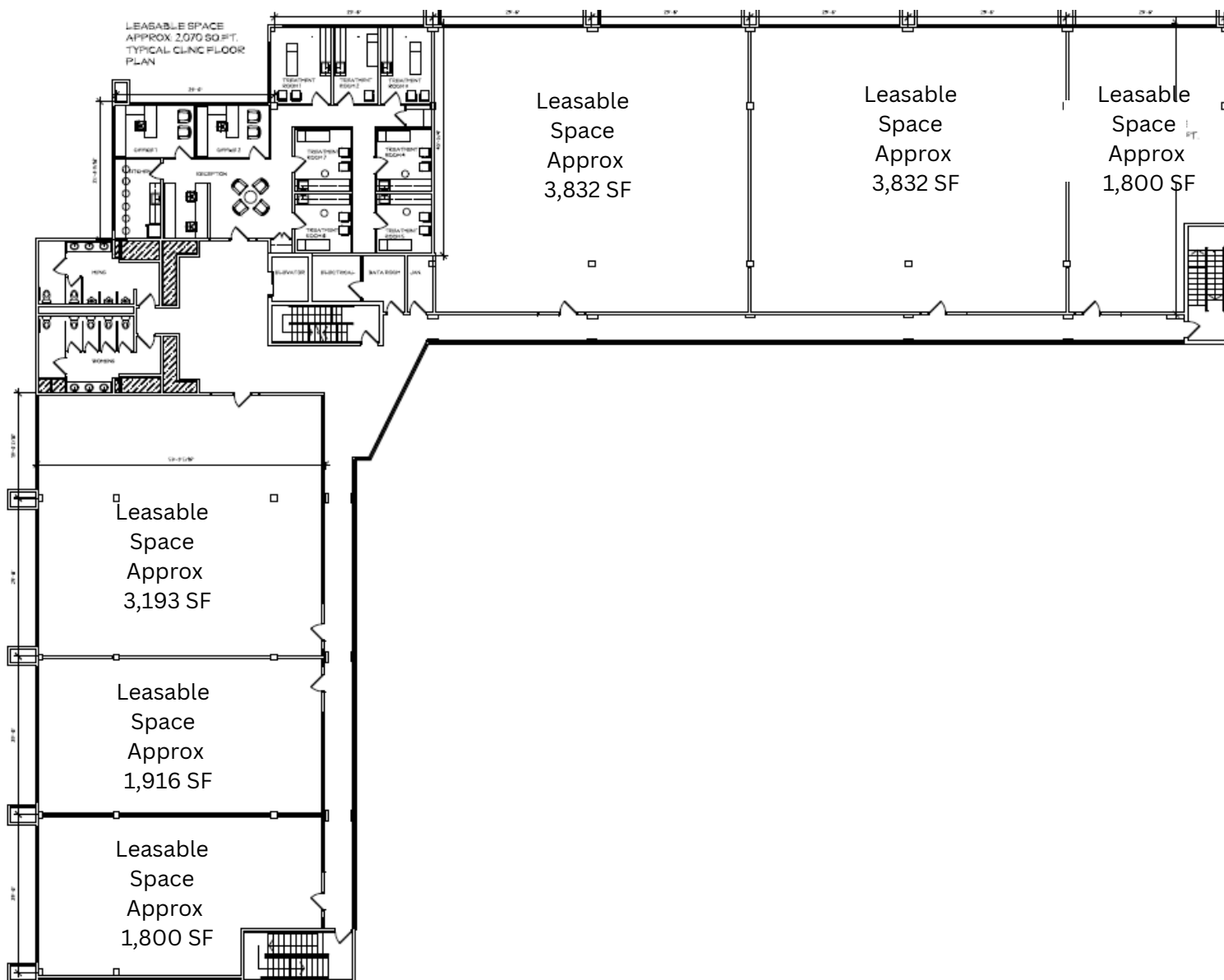
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## SAMPLE SPACE PLAN & POTENTIAL DEMISING OPTIONS #2



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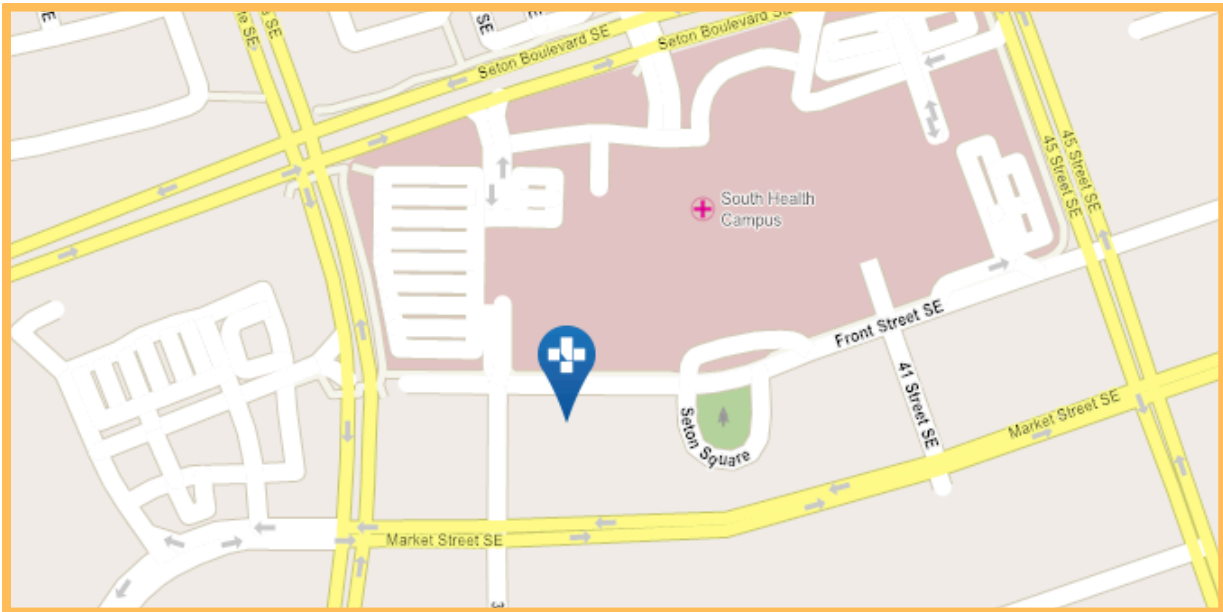
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# SOUTH HEALTH CAMPUS

(ACROSS THE STREET FROM SOUTH HEALTH CAMPUS HOSPITAL)



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