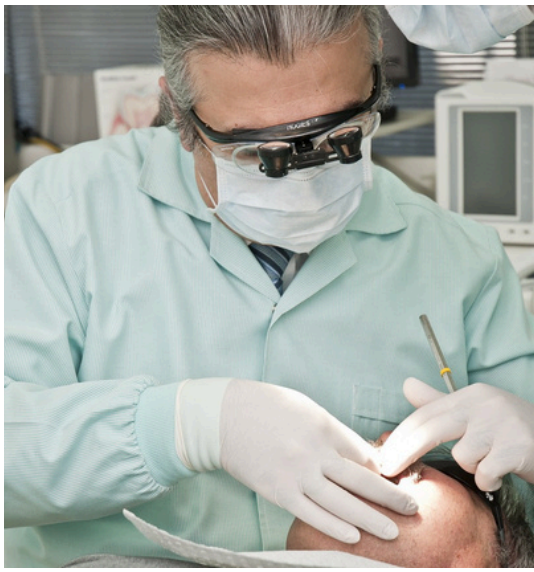
SETON PROFESSIONAL CENTRE - WEST TOWER
CLASS "A" MEDICAL / OFFICE SPACE FOR LEASE
3815 FRONT STREET SE

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
- 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)

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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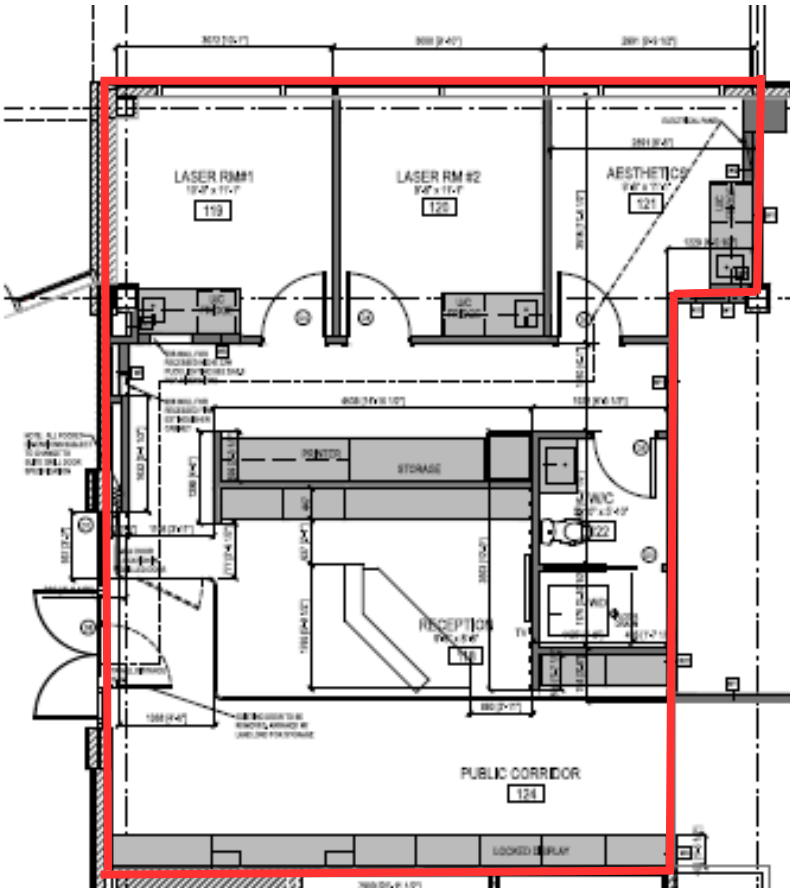
MAIN FLOOR

Suite 113 - 1,162 SF
Available Immediately

- 3 treatment/exam rooms with sinks
- Reception/display area
- Private washroom
- Washer/dryer hook-ups in-suite

- Direct glass entry from main lobby
- High-end finishes throughout



Photos & Virtual Tour Coming Soon!

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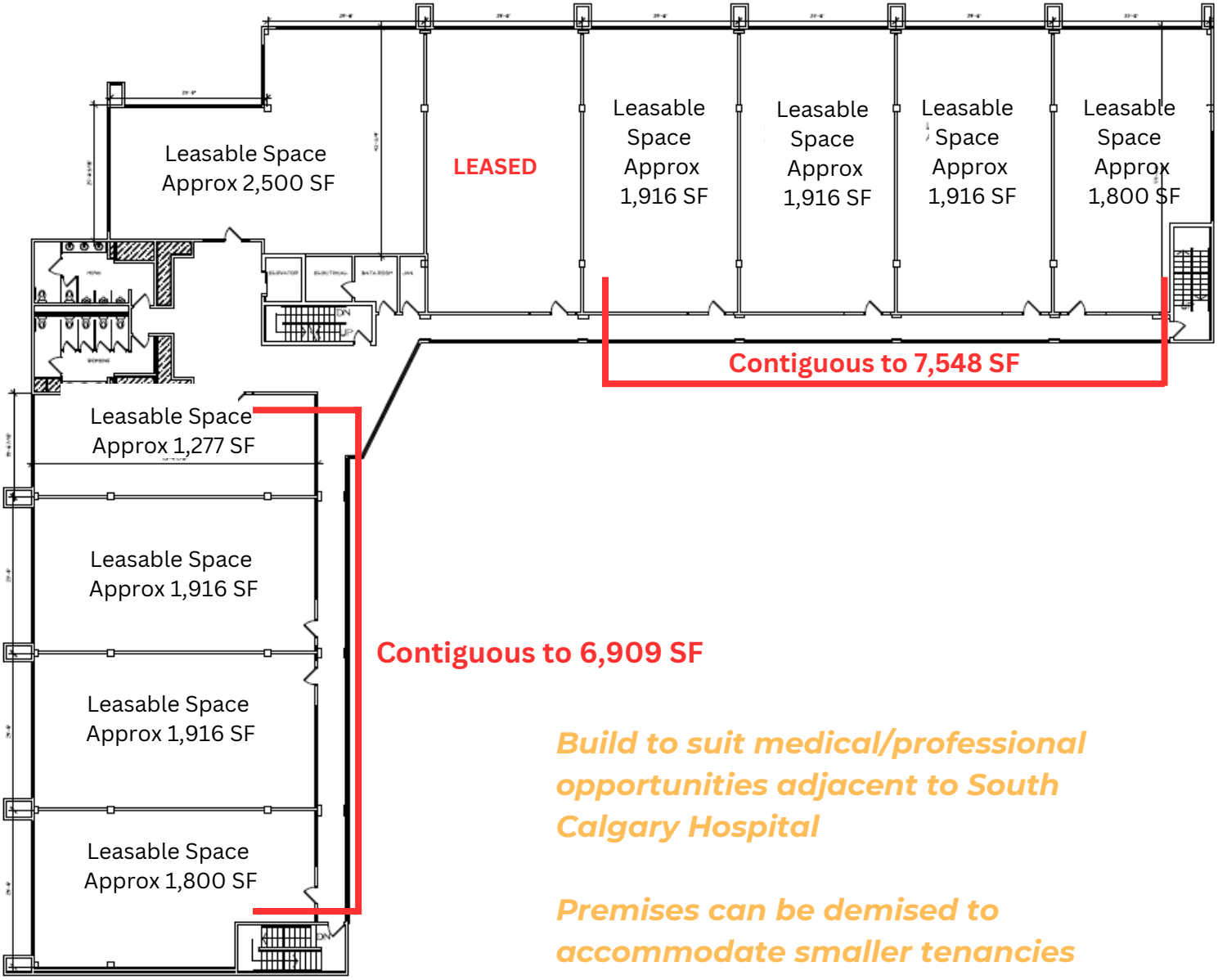
THIRD FLOOR



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

Premises can be demised to accommodate smaller tenancies

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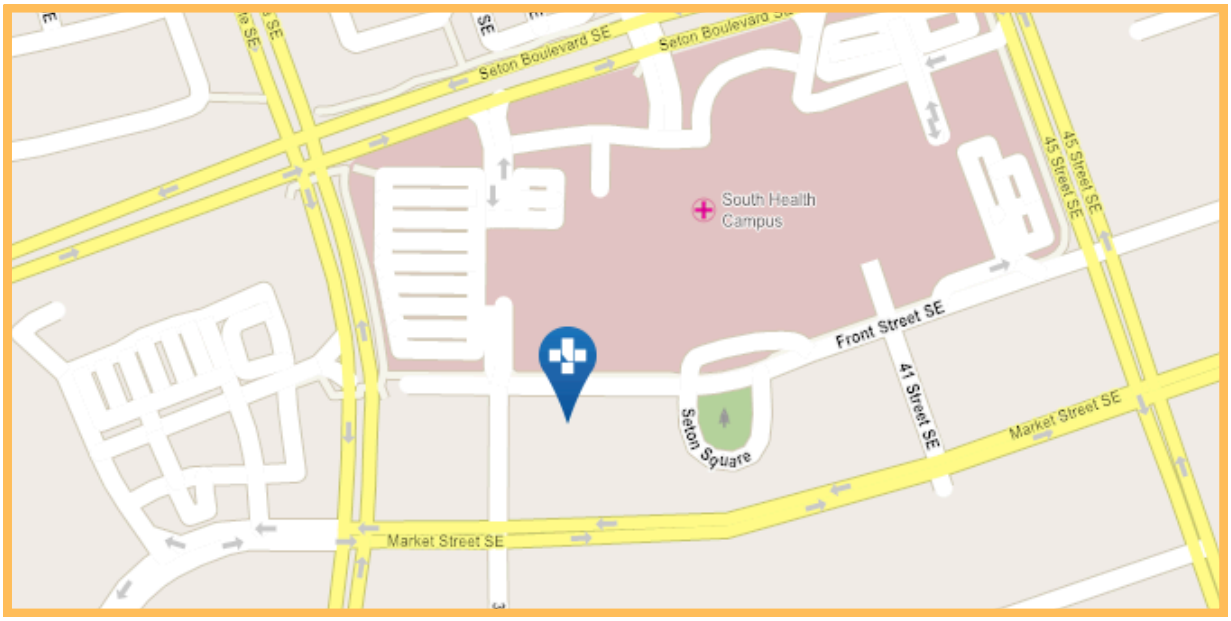
SOUTH HEALTH CAMPUS

(ACROSS THE STREET FROM SOUTH HEALTH CAMPUS HOSPITAL)



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