



LEASING OPPORTUNITY
88% OCCUPIED



1,200 S.F. — 2,900 S.F.
OF MEDICAL OFFICE
SPACE AVAILABLE

PROPERTY DETAILS

ADDRESS	8500 Blackfoot Trail S.E. Calgary, Alberta, Canada T2J 7E1
TOTAL SIZE	44,809 S.F.
AVAILABLE SPACE	1,200 S.F. — 2,900 S.F.
TERM	5 or 10 Years
RATE	As Per Market
OPERATING COSTS	\$15.00 Per S.F. — \$16.00 Per S.F. (2019 Estimate)
TI ALLOWANCE	Negotiable
PARKING	Total: 233 Stalls (71 Surface 162 Underground) Ratio: ~ 7 Stalls Per 1,000 S.F.
AMENITIES	Bicycle Storage Charging Stations for Electric and Hybrid Vehicles Fibre-Optic High-Speed Internet Fitness Centre Food/Beverage Vendor (Starbucks®) Outdoor Lounge Area
COMPLETION DATE	Q3 2019

PROPERTY HIGHLIGHTS

BUILDING CLASS	A
OVERVIEW	2 Freestanding 3-Storey Buildings on 1.8 Acre Lot
SURROUNDING AREA	Residential: Acadia, Fairview, and Willow Park Retail: Deerfoot Meadows, Chinook Centre, Southcentre Mall, Calgary Farmers' Market, and Calgary Auto Mall Industrial: Blackfoot Point Business Park
ACCESS/EGRESS	Automobile: Via Deerfoot Trail, Glenmore Trail, Heritage Drive, MacLeod Trail, and Southland Drive Bus: Via Routes 39 and 410 Train: Via Heritage and Chinook LRT Stations
EXPOSURE	Signage: Pylon and Electronic Video Display Traffic Flow: ~ 33,000 Vehicles Per Day
FEATURES	Special Masonry Brick Colors and Detail Lofty Exposed High Ceilings Polished Concrete Flooring Floor-to-Ceiling Windows with Energy-Efficient, Low Emissivity Glass and Full-Height Glazing Modern Glass Elevators and Open Staircase Customizable Workspaces Stunning 360° Views from Escarpment

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PROPERTY CONCEPTS

- 1 STATE-OF-THE-ART DESTINATION MEDICAL FACILITY** with iconic architecture, modern design, cutting-edge technology, environmentally-friendly features, and efficient flow optimizes the experience for tenants (healthcare providers) and patrons (patients).
- 2 DIVERSE, YET SYNERGISTIC, GROUP OF SERVICE PROVIDERS** consolidates and streamlines access to high-quality patient-centred care in one location.
- 3 COMMUNITY OF LIKE-MINDED HEALTHCARE PROFESSIONALS AND ENTREPRENEURS** fosters interdisciplinary referrals, collaboration, and innovation, creating an integrated health ecosystem.
- 4 PRIMARY CARE PRACTICES** for adults and children provide strong referral base for all other tenants.
- 5 CENTRALIZED WEBSITE AND SOCIAL MEDIA** managed by dedicated and experienced marketing personnel results in a vast, continuously evolving network of followers from which tenants can generate new business.

AREA MAP



FLOOR PLANS

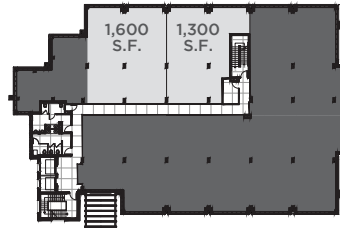
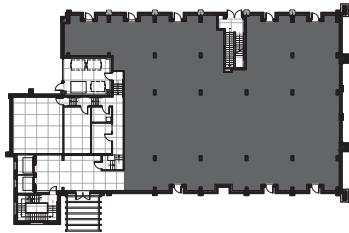


MAIN FLOOR

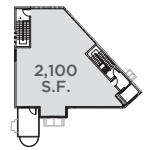
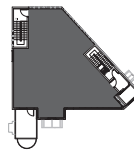
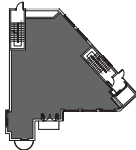
SECOND FLOOR

THIRD FLOOR

BUILDING 1



BUILDING 2



LEASING INQUIRIES

- | | | |
|--|--------------------------|--------------------------|
| | Cody Watson | Matt Lannon |
| | Senior Associate | Associate Vice President |
| | 403.571.8760 | 403.571.8824 |
| | cody.watson@colliers.com | matt.lannon@colliers.com |

ADDITIONAL INQUIRIES

- | | | | |
|--|----------------------|----------------|----------------|
| | info@meadowsmile.com | | |
| | www.meadowsmile.com | | |
| | | @meadowsmileyc | |
| | | | /meadowsmileyc |

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