



LEASING OPPORTUNITY
88% OCCUPIED



1,900 S.F. — 2,700 S.F.
OF MEDICAL SPACE
AVAILABLE

PROPERTY DETAILS

ADDRESS	8500 Blackfoot Trail S.E. (Building 1) 8450 Blackfoot Trail S.E. (Building 2) Calgary, Alberta, Canada T2J 7E1
TOTAL SIZE	44,809 S.F.
AVAILABLE SPACE	1,900 S.F. — 2,700 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: ~ 6 Stalls Per 1,000 S.F.
AMENITIES	Bicycle Storage Charging Stations for Electric and Hybrid Vehicles Fibre-Optic High-Speed Internet Food/Beverage Vendor (Starbucks®) Outdoor Lounge Area
COMPLETION DATE	Q4 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 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

A PROJECT OF

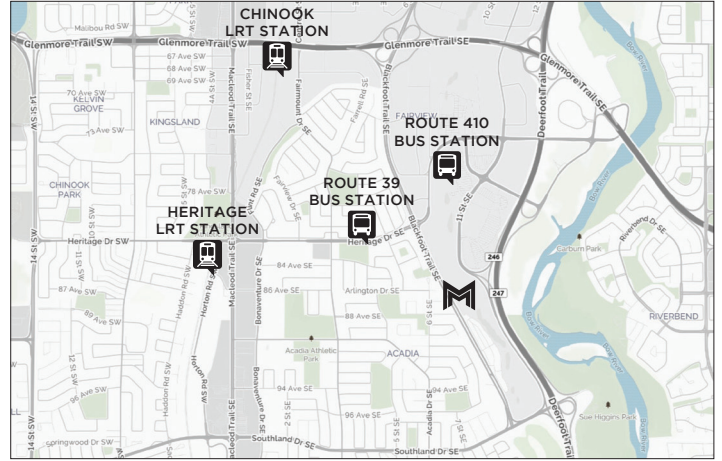




PROPERTY CONCEPTS

- 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

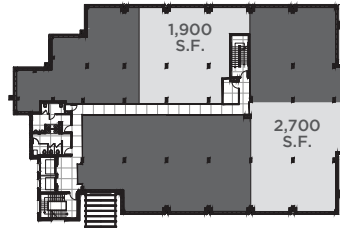
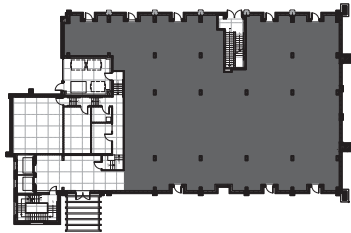


MAIN FLOOR

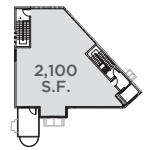
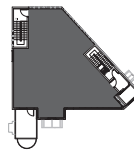
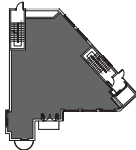
SECOND FLOOR

THIRD FLOOR

BUILDING 1



BUILDING 2



FOR LEASING INQUIRIES



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