

PRIME MEDICAL LEASING OPPORTUNITY AVAILABLE IN NEW DEVELOPMENT



64 Homestead Gate NE Medical Building

Calgary, AB

CBRE

Demographics



117,583

Population
Within 5 KM

84,884

Daytime Population
Within 5 KM



\$107,701

Average Household Income
Within 3 KM

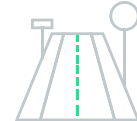
14,118

Households
Within 3 KM



34 Years

Median Age Within 5 KM



91,485

VPD along Stoney Trail

Prime medical opportunity in a new NE Calgary development

- Exceptional medical space available in new development in the community of Homestead located in NE Calgary
- Strategically positioned, this site offers unmatched visibility with quick and easy access from both Stoney Trail and McKnight Boulevard
- Servicing multiple communities including Saddle Ridge, Taradale, Martindale, Coral Springs, Falconridge and Castle Ridge
- Area Structure Plan calls for 5,000 people in the community on build-out
- Shadow anchored by Anytime Fitness, Tim Horton's, Daycare and Esso

Space Available

Building 4 - Medical

Unit B - 1,080 sq. ft.

Unit C - 1,150 sq. ft.

Unit D - 1,150 sq. ft.

Unit E - 1,000 sq. ft.

Unit F - 2,050 sq. ft.

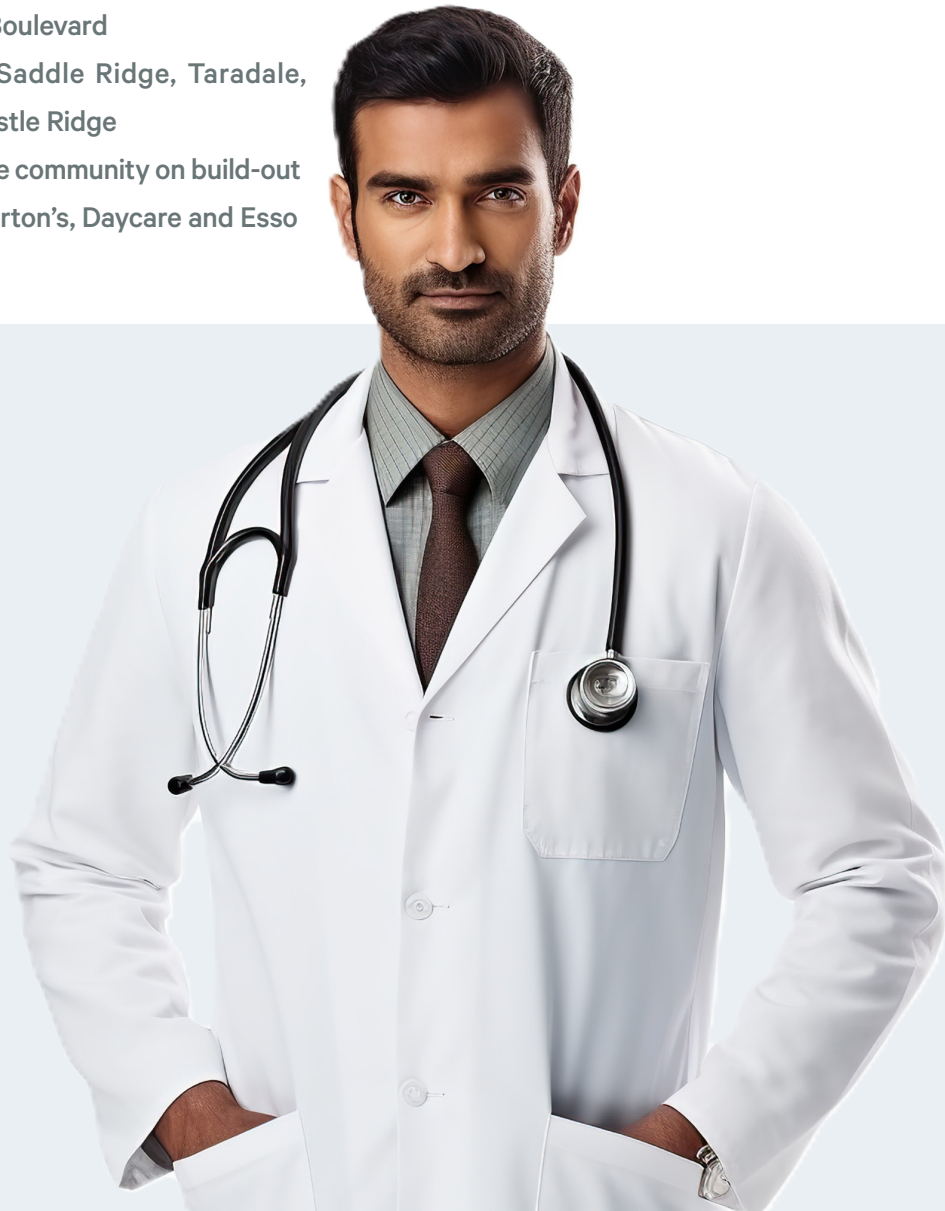
BASIC RENT - Market

OP COSTS & TAXES - \$8.32 + Taxes (TBD)

SIGNAGE - Fascia

POSSESSION - Immediate

TERM - 5 - 10 years

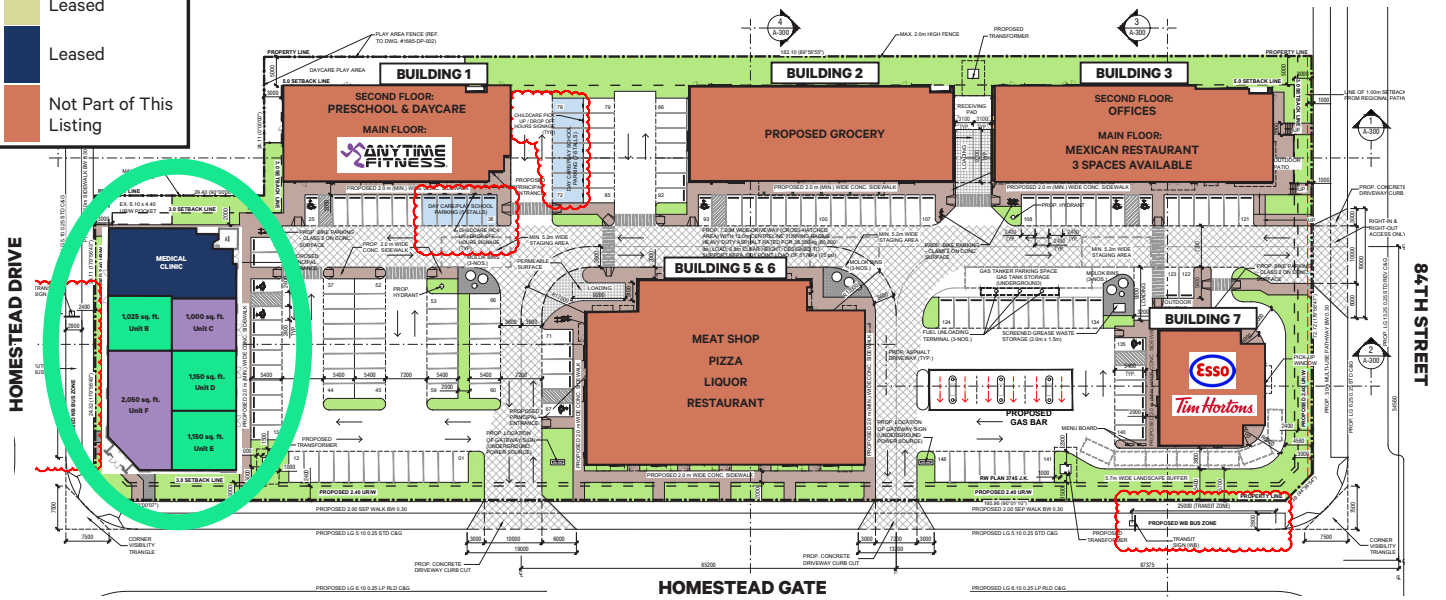


Renderings of Site



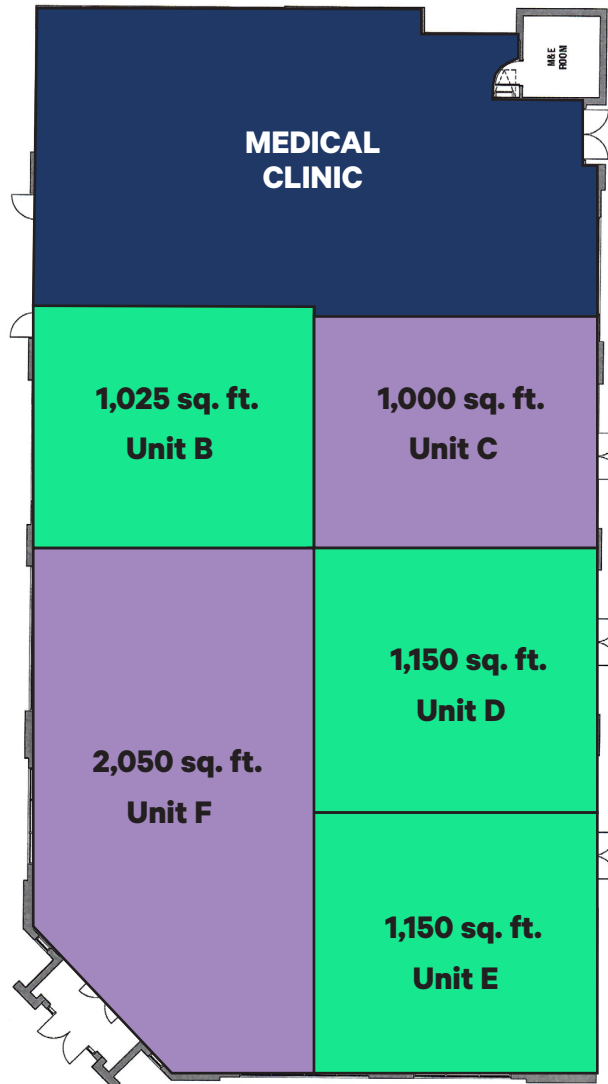
Plan of the Development

- Available
- Under Offer
- Conditionally Leased
- Leased
- Not Part of This Listing



Building 4 Plan - Medical

- Available
- Under Offer
- Conditionally Leased
- Leased



Building 4 Exterior Photos

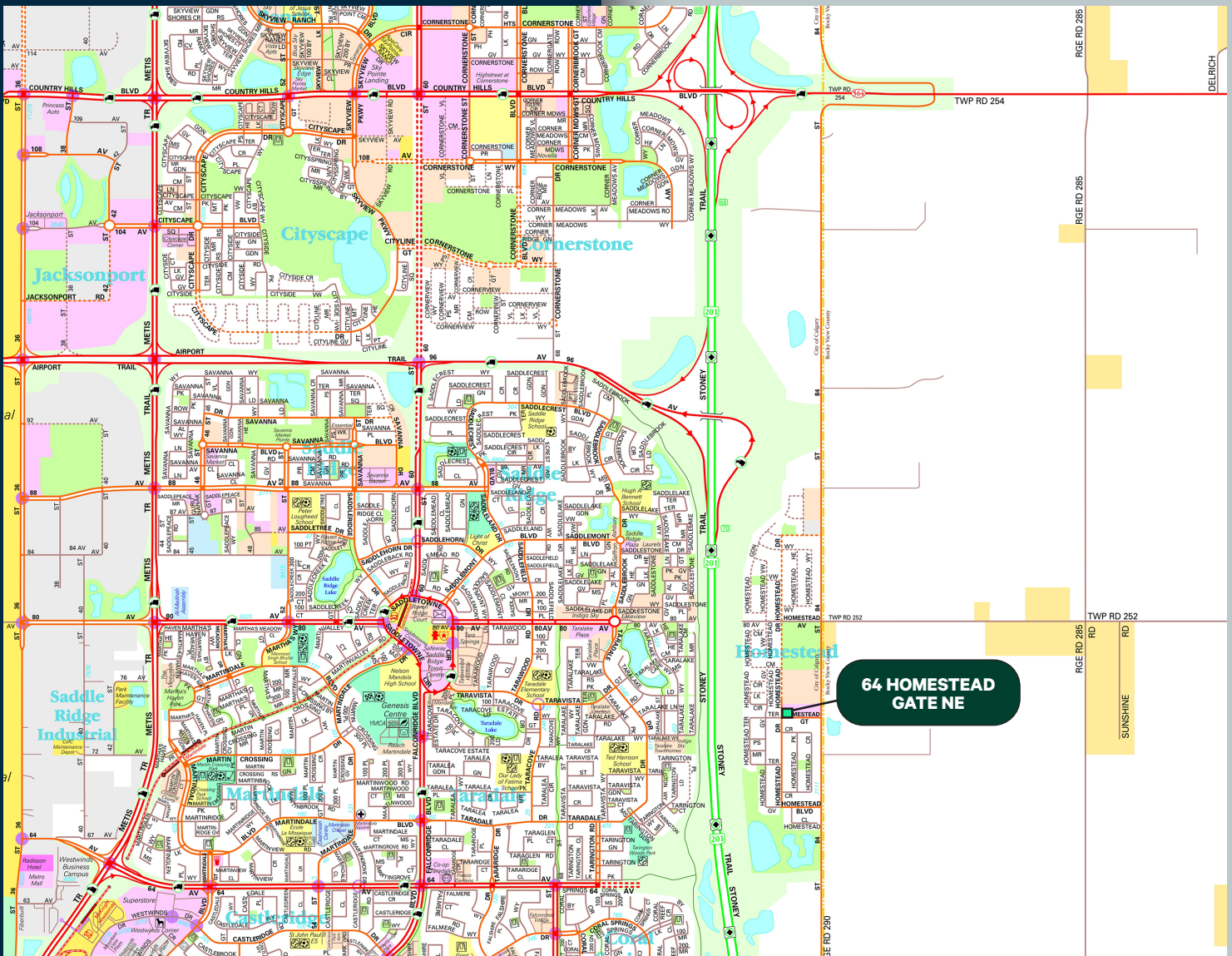


Building 4 Interior Photos



Property Photos





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