

2618

Hopewell Place NE
Calgary, AB

FOR LEASE



High Profile, Class "A" Office / Medical Building

Welcome To 2618 HOPEWELL PLACE NE

Hopewell Corporate Centre is a five-storey, Class “A”, office tower that offers its tenants a high profile location on the corner of McKnight Boulevard and Barlow Trail. This property is located in the Horizon Business Park and is minutes from Calgary International Airport and located within close proximity to an array of amenities.



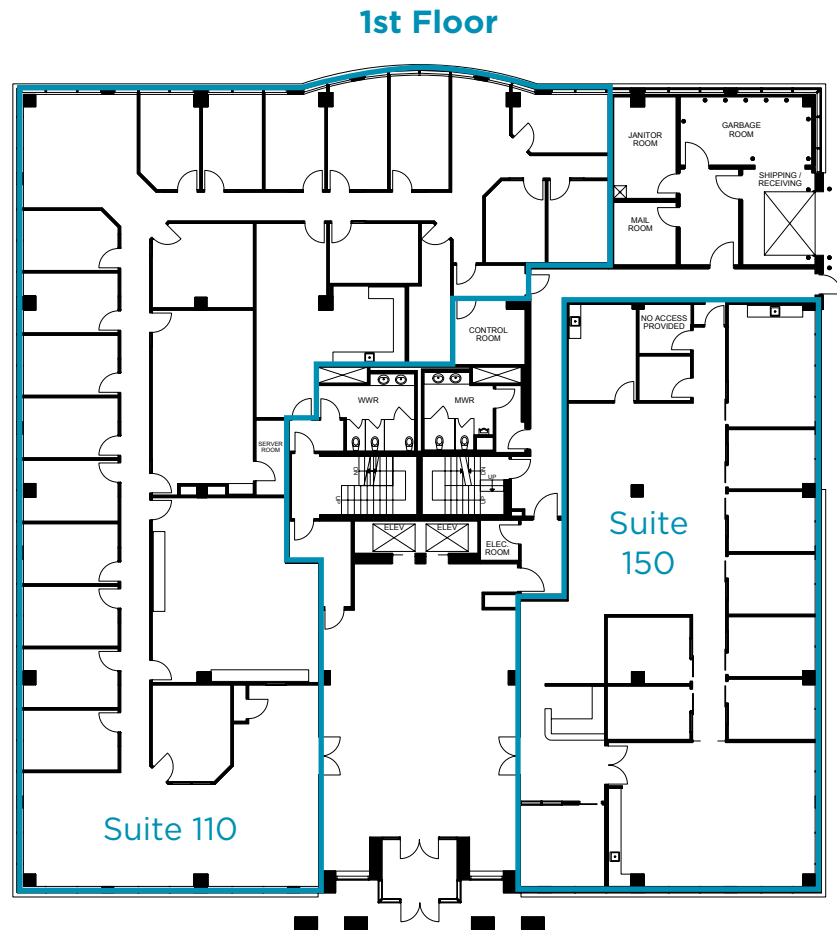
Property Details

YEAR BUILT	2006	OPERATING COSTS	\$17.53 psf (est 2025)
SPACES	1st Floor Suite 110: 8,806 sf Suite 150: 4,732 sf 3rd Floor Suite 310A: 5,495 sf 5th Floor Suite 500: 14,912 sf	PARKING RATIO	Surface: 1:375 sf Underground: 1:1,600 sf
LEASE RATES	Market Rates	PARKING RATES	Surface: Free of charge Underground: \$150/month
AVAILABILITY	Immediately, except Suites 110 & 150: April 1, 2026	SIGNAGE	Pylon signage is available
		ZONING	I-B

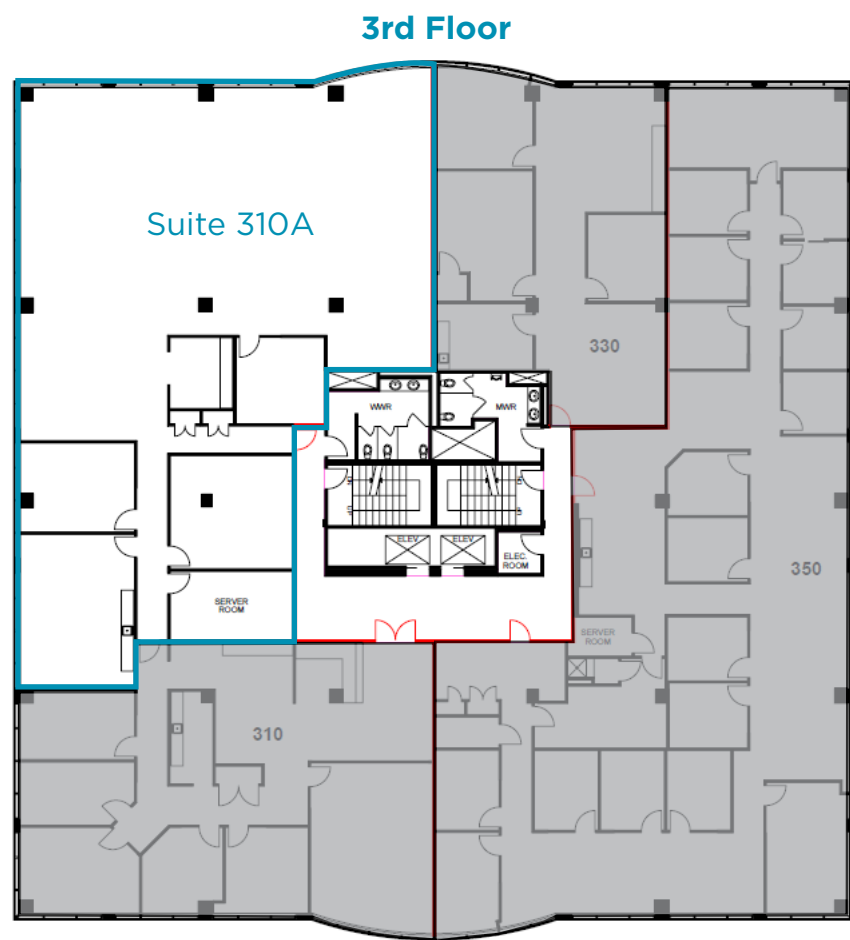


FLOOR PLANS

1st Floor
Suite 110: 8,806 sf
Suite 150: 4,732 sf

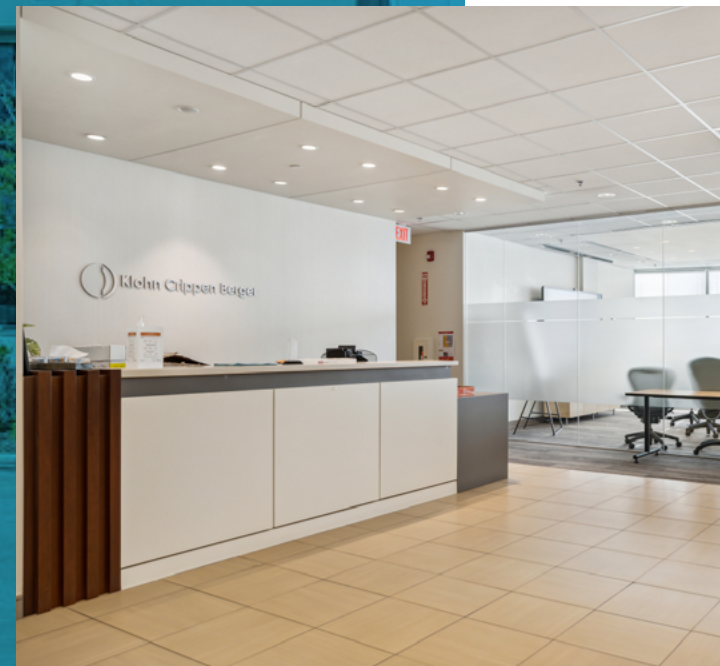
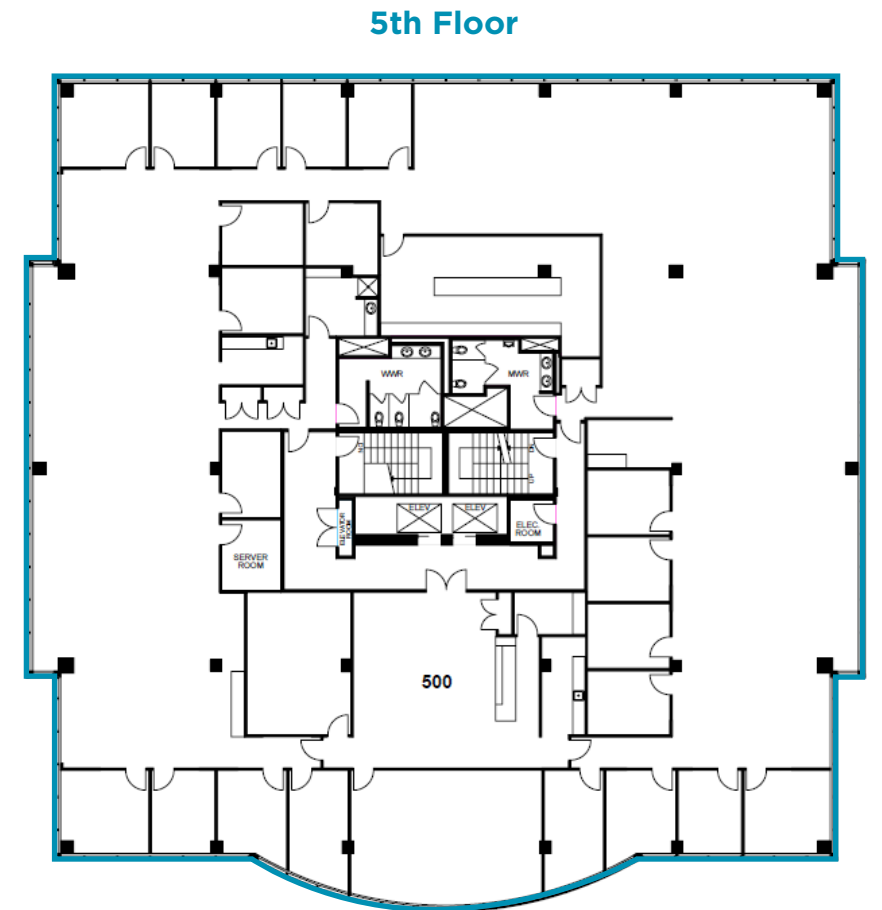


3rd Floor
Suite 310A: 5,495 sf



FLOOR PLANS

5th Floor
Suite 500: 14,912 sf





NEIGHBOURHOOD AMENITIES

1. CHOP STEAKHOUSE & BAR
2. MOXIES BARLOW & MCKNIGHT
3. CACTUS CLUB CAFE
4. TIM HORTONS
5. CATTLEBARON STEAKHOUSE
6. EARLS KITCHEN & BAR
7. JOEY BARLOW
8. COSTCO WHOLESALE
9. RONA HOME & GARDEN
10. SUNRIDGE MALL
11. CINEPLEX ODEON SUNRIDGE
12. REAL CANADIAN SUPERSTORE
13. MARLBOROUGH MALL
14. CASTLERIDGE PLAZA



Demographics (3km radius)

- Daytime Population: 54,477
- Total Households: 789,000
- Avg. Household Income: \$96,292
- Traffic Score: 100

Travel Times

- YYC Airport (17 min)
- Downtown YYC (15 min)
- Peter Lougheed Centre (5 min)
- University of Calgary (19 min)



For more information, please contact:

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