



LAST REMAINING MAIN FLOOR RETAIL

**4503 BRISEBOIS DRIVE NW
CALGARY, ALBERTA**

DEMOGRAPHICS



Neighbourhood
Brentwood



Population
6,585



Median Age
40



Household Income
\$188,829

BUILDING DETAILS



Parking
30 underground stalls



Year Built
2019



Traffic Count
9,000 vpd Brisebois Dr.
13,000 vpd Northmount Dr.

HIGHLIGHTS

- One North Business Centre is located right in the heart of the well-established neighbourhood of Brentwood. With a high walk score and good proximity to transit routes, this building provides a highly desirable location for a variety of retail or office users.
- Newly built Class "A" office and retail building
- Within close proximity to the University of Calgary
- Ample underground parking for tenants and visitors

PROPERTY DESCRIPTION

Sizes Available: Main Floor Retail
CRU 2 - 1,674 sq. ft.

Parking: Ample underground and street parking

Available: Immediately

Price: Market

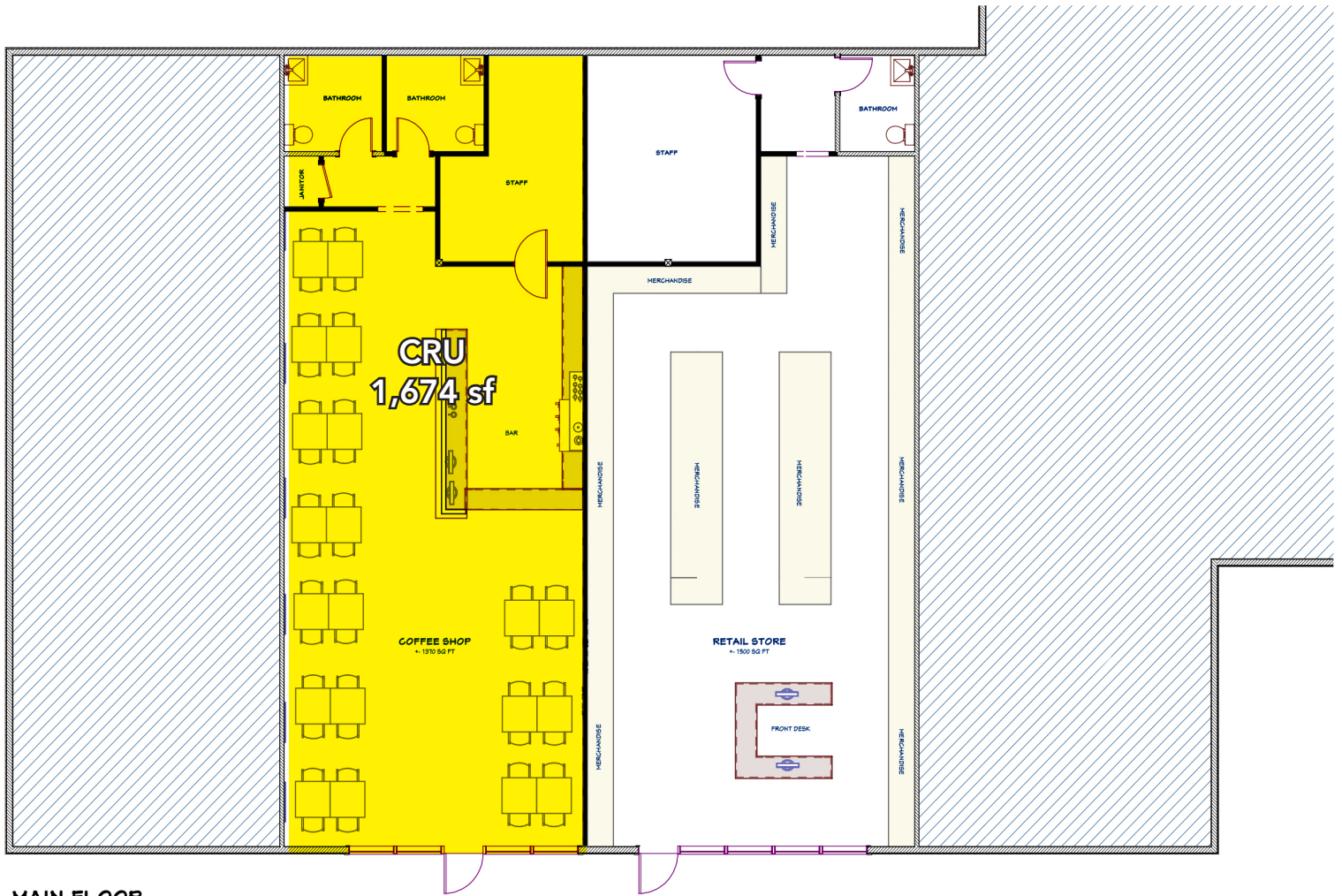
Op. Costs: \$16.80 psf (est.)

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MAIN FLOOR RETAIL

4503 Brisebois Drive NW, Calgary, Alberta



MAIN FLOOR
SCALE: 1:100





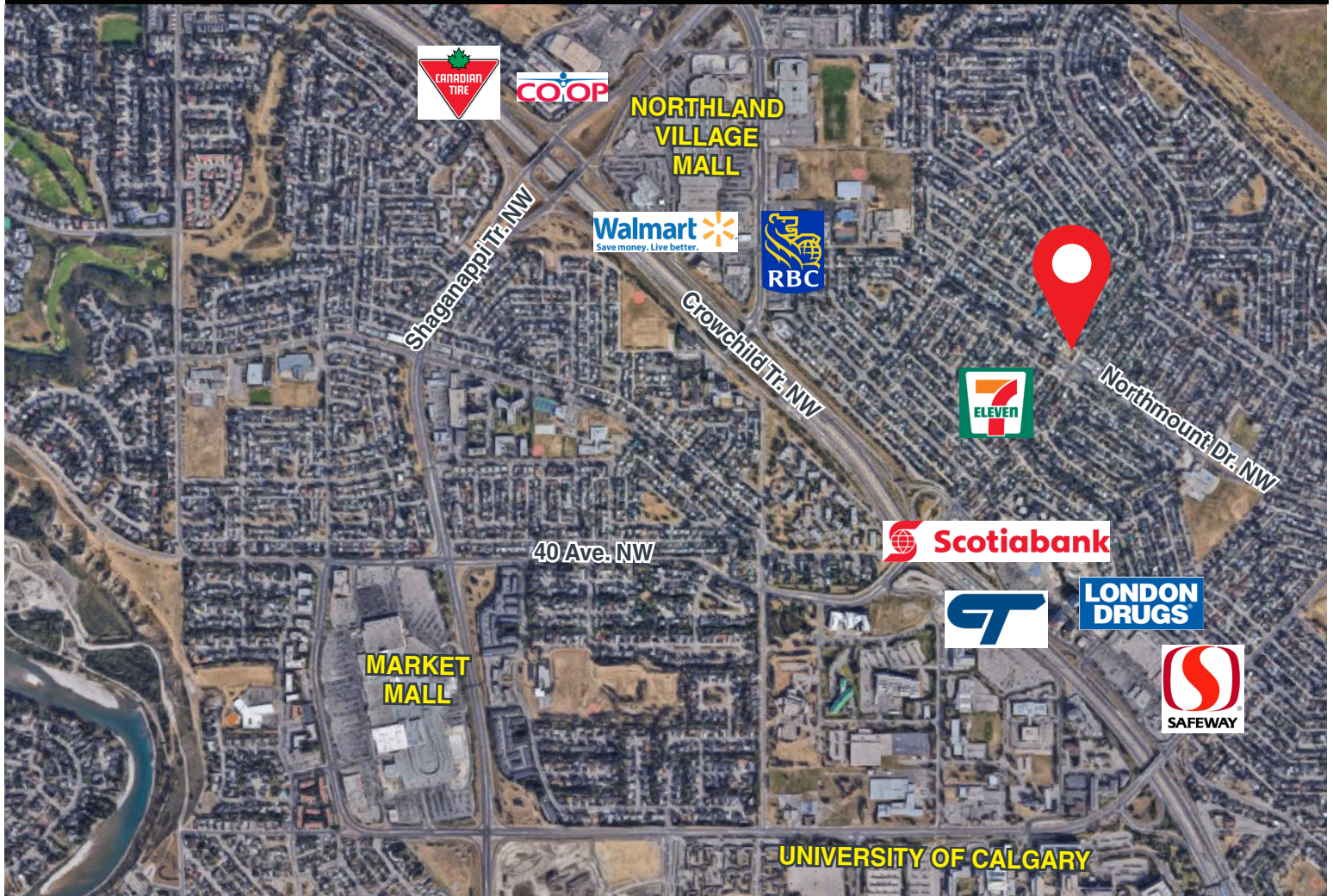
RENDERINGS

4503 Brisebois Drive NW, Calgary, Alberta



LOCATION

4503 Brisebois Drive NW, Calgary, Alberta



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