

6110 - 1A Street SW

Calgary, Alberta

Seeking
Non-Profit
user



Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
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RONMOR

PROPERTY OVERVIEW



Located two blocks east of CF Chinook Centre and Chinook Professional Tower



Ample on-site parking



DC zoning



Great access to 58th Avenue, MacLeod, Blackfoot, and Glenmore Trails



Easy walking distance to LRT Station and public transportation routes



Two blocks from 61st Avenue Greenway Corridor

Vacancy Information

Landlord's Legal Name:	6020 Business Park Ltd.
Rentable Area:	Up to 4,135 SF
Lease Rate:	Market
Annual Operating Costs:	\$20.36 PSF + utilities \$10.82 PSF + utilities (non-profit user)
Availability:	30 days
Term:	3 years



LOCATION

6110 - 1A Street S.W. | Calgary, Alberta

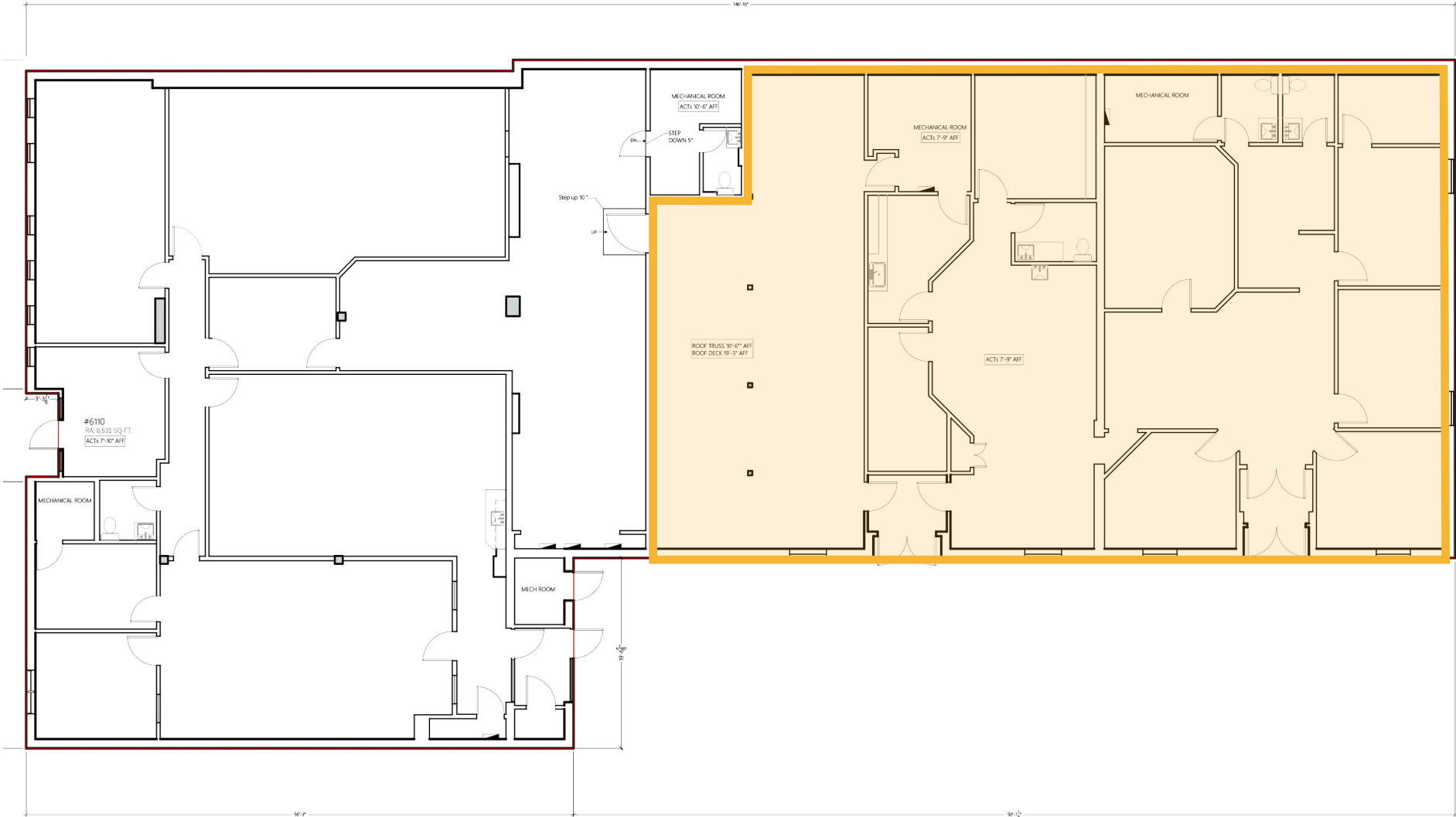


In The Area

- ① CF Chinook Centre
- ② CIBC / Ricky's
- ③ Scotiabank
- ④ Home Depot / Subway
- ⑤ Staples / Petland
- ⑥ Circle K Convenience Store
- ⑦ Community Natural Foods
- ⑧ Chinook LRT Station
- ⑨ Prairie Dog Brewing

FLOOR PLAN

6110 - 1A Street SW | 4,135 SF



IDEAL USES



Charitable / Non-Profit Organization



General Office



Security Company

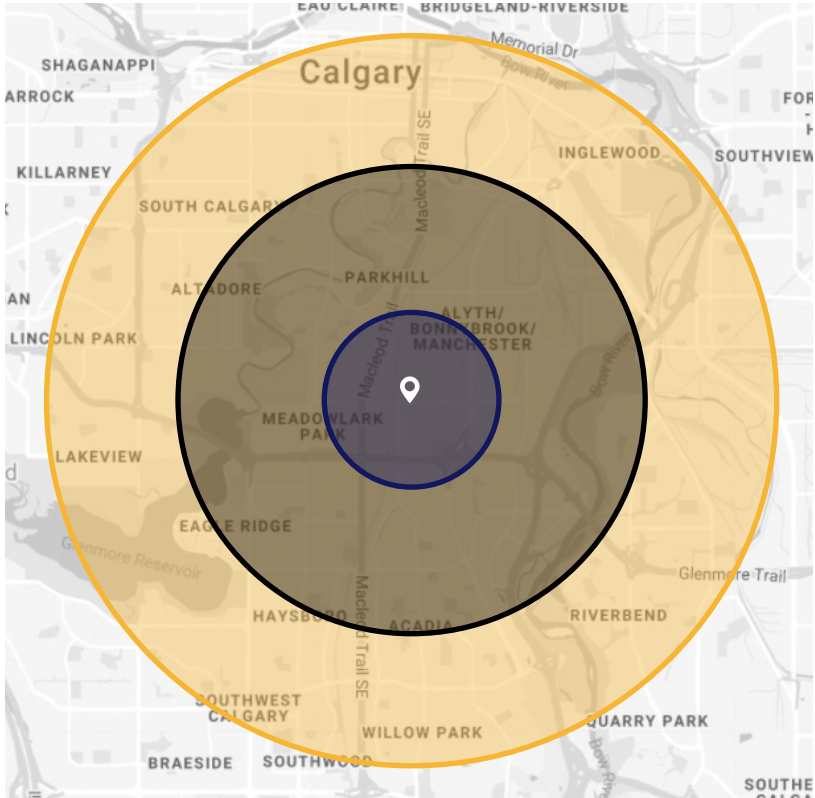


Storage / Light Distribution

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DEMOGRAPHICS

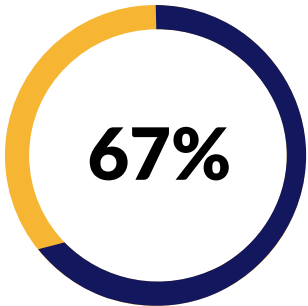
	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	4,980	36,181	145,468
Daytime Population	Sum	26,206	99,764	295,726
Total Households	Sum	2,543	15,569	70,021



● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius



Median age
37 years old



Employment Rate
within 1 km radius



Median Household Income
\$61,608



Primary age group
22-37
year olds



A **MAJORITY** of the surrounding population is **university educated**