

6020 Business Park

6020 - 1A Street S.W. | Calgary, Alberta



Office/Retail Lease Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton
Senior Leasing Manager
403.692.4635 | 403.390.0812
kmorton@ronmor.ca



PROPERTY OVERVIEW



Central location ± 5 kms from downtown



Large on-site surface parking lot



Several area amenities including Chinook Centre / Professional Tower



Convenient access to Glenmore Trail, 58th Avenue, and MacLeod Trail



Excellent access to public transportation (LRT station and bus routes)



Building is suitable for both office and/or retail uses

Vacancy Details

| | |
|--------------------------------|---|
| Landlord's Legal Name: | 6020 Business Park Ltd. |
| Rentable Area: | Unit 9 4,576 SF Unit 8 2,374 SF |
| Lease Rate: | Market |
| Annual Operating Costs: | \$16.10 PSF + utilities |
| Availability: | Unit 9 Immediate Unit 8 May 1/26 |
| Term: | 5-10 years |
| Zoning: | DC |
| Parking: | No charge (surface + visitor) |



LOCATION

6020 - 1A Street S.W. | Calgary, Alberta



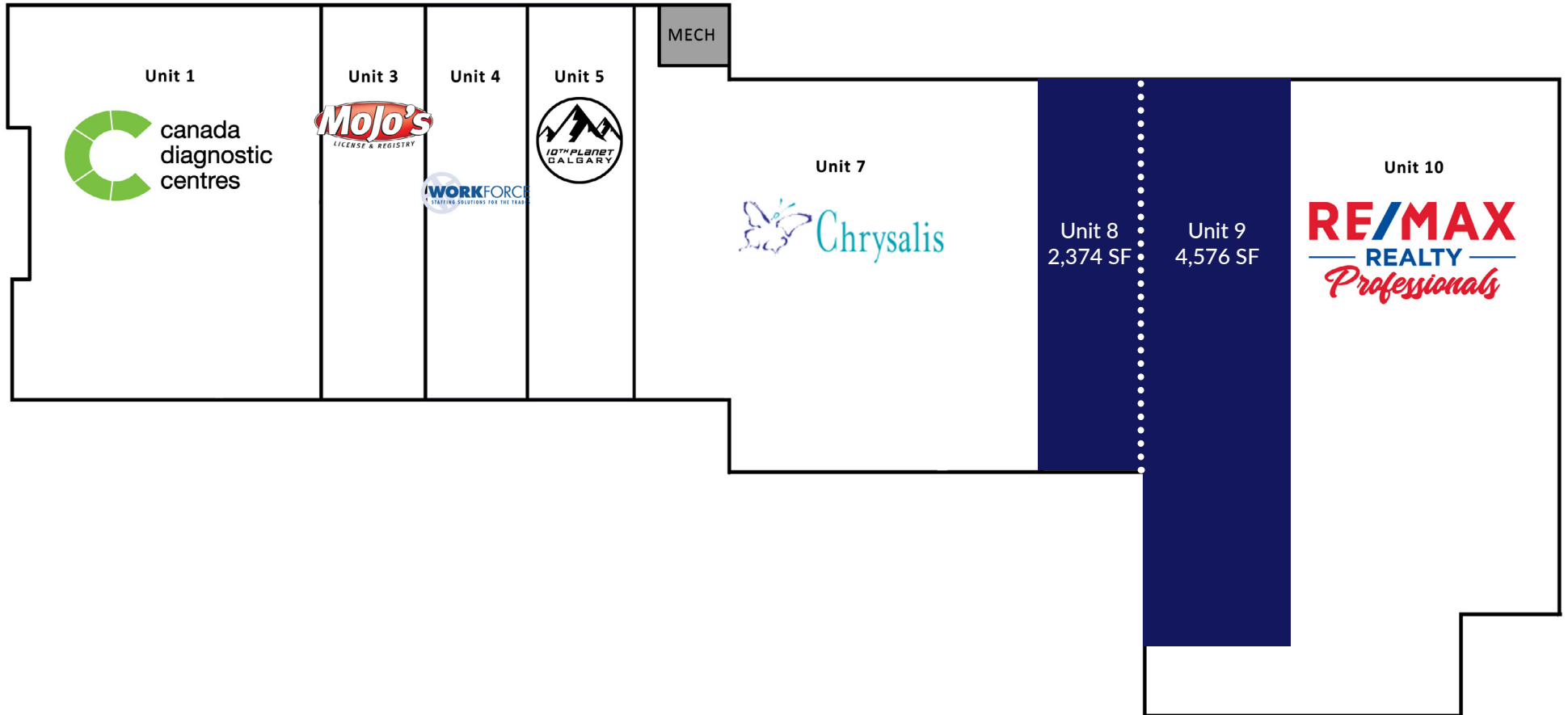
Area Businesses

- 1 Home Depot
- 2 CIBC
- 3 PetSmart / Staples
- 4 CF Chinook Centre
- 5 Scotiabank
- 6 Subway
- 7 Community Foods

Also in the Area

Mark's
Cineplex Odeon
Rooms & Spaces

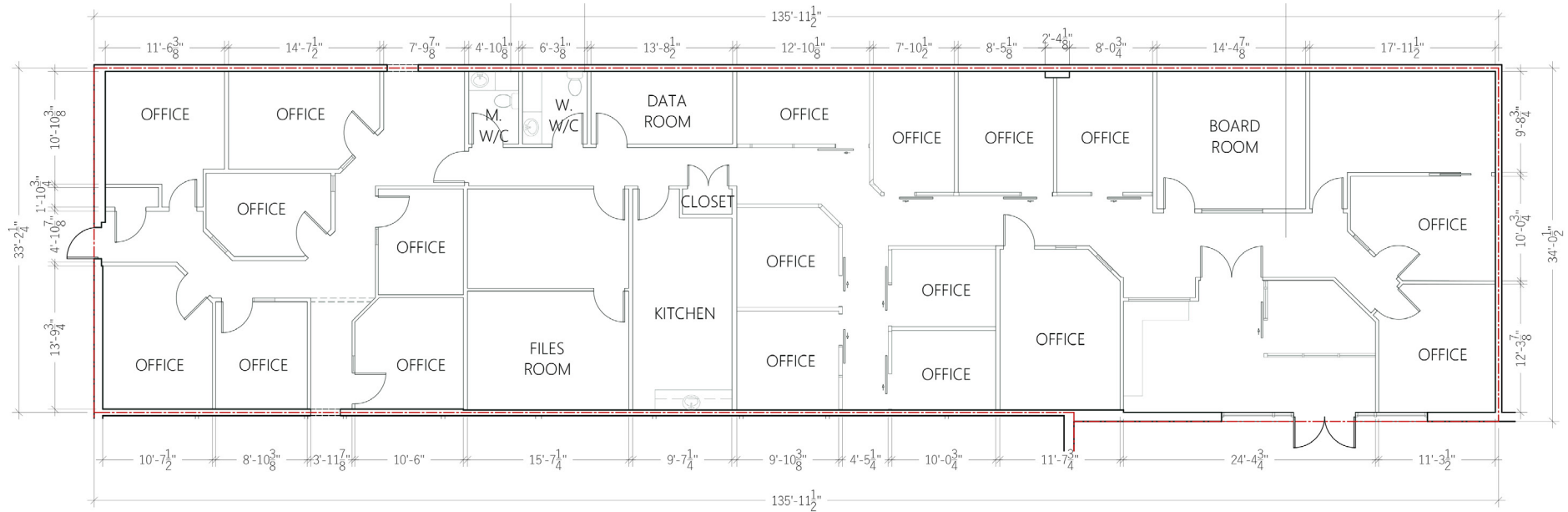
SITE PLAN



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FLOOR PLAN

Unit 9 | 4,576 SF



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VACANCY IMAGES

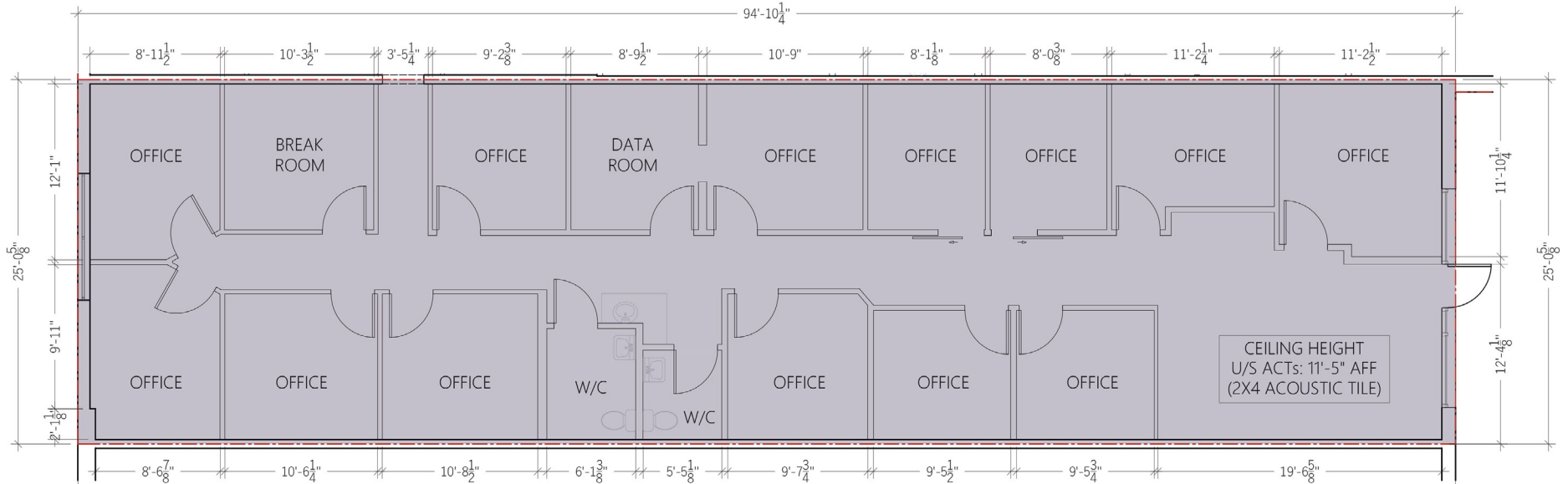
Unit 9 | 4,576 SF



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FLOOR PLAN

Unit 8 | 2,374 SF



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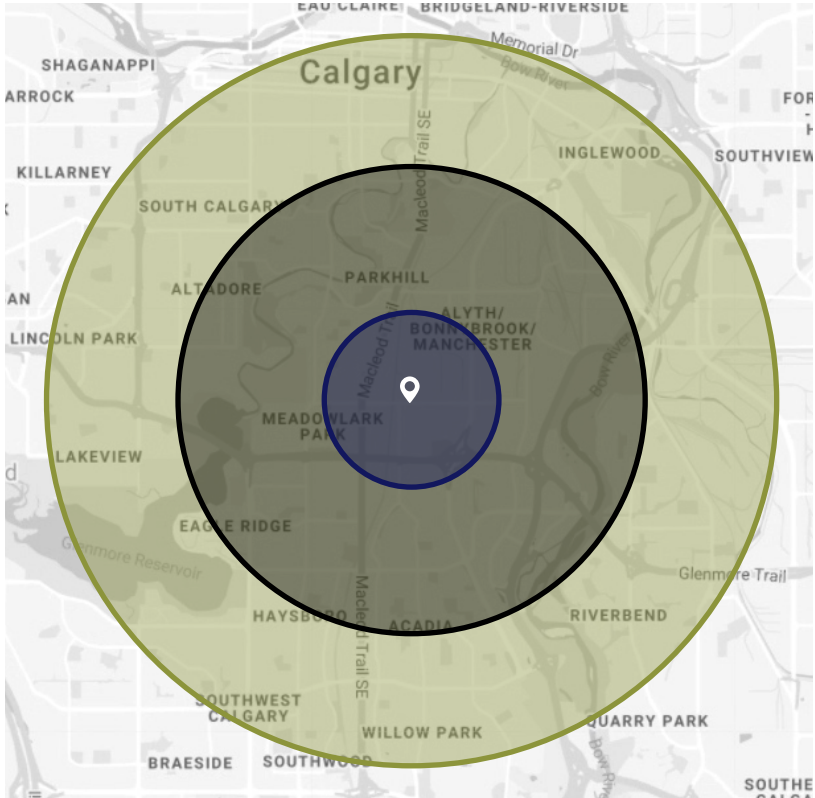
Unit 8 | 2,374 SF



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DEMOGRAPHICS

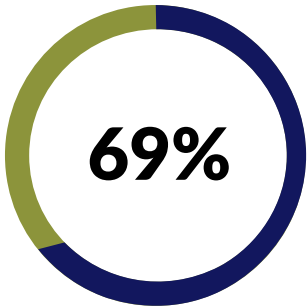
| | Aggregation | 1 km Radius | 3 km Radius | 5 km Radius |
|--------------------|-------------|-------------|-------------|-------------|
| Total Population | Sum | 2,870 | 33,724 | 150,418 |
| Daytime Population | Sum | 29,628 | 102,799 | 410,977 |
| Total Households | Sum | 1,372 | 15,147 | 73,794 |



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



Median age
36 years old



Employment Rate
within 1 km radius



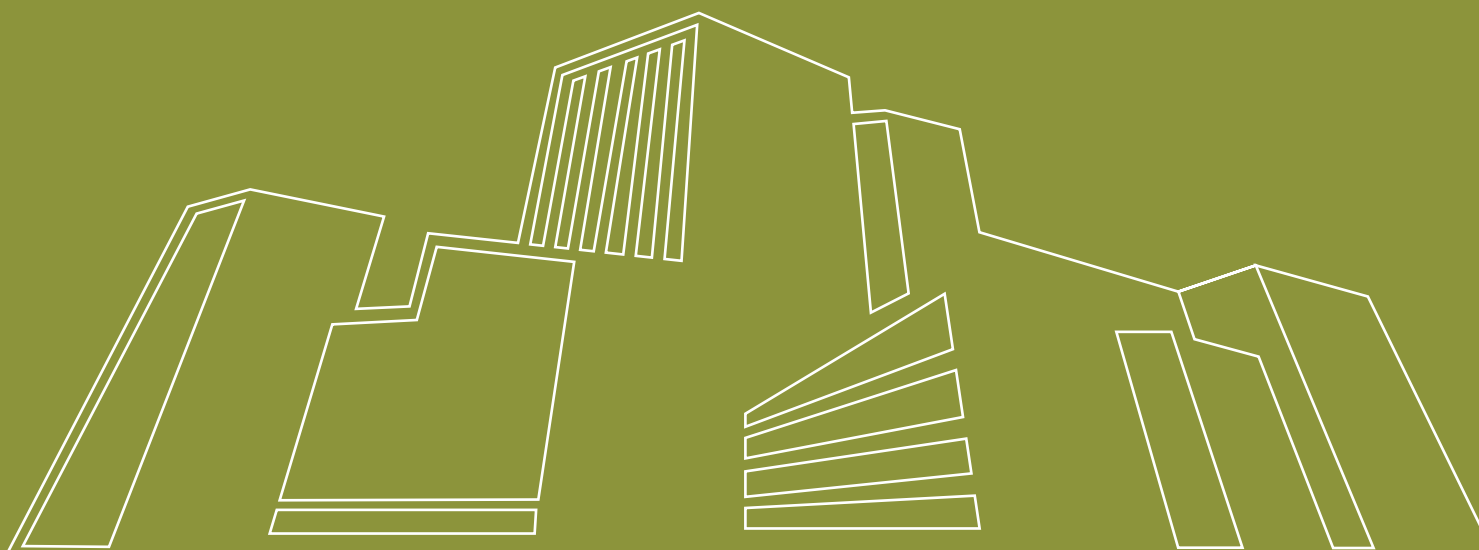
Median Household Income
\$63,007



Primary age group
22-37
year olds



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



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