

# Sloane Square

5920 - 1A Street S.W. | Calgary, Alberta



## Office Leasing 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



Located two blocks east of Chinook Centre and Chinook Professional Tower



Reserved on-site parking available at reasonable rates



Large interior atrium for client and tenant use



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



Within walking distance to LRT Station and public transportation



Renovated common areas

## Vacancy Information

**Landlord's Legal Name:** Sloane Square Properties Ltd.

**Rentable Area:**

- Suite 420 | 4,243 SF
- Suite 101 | 3,239 SF
- Suite 605 | 2,583 SF
- Suite 507 | 2,501 SF
- Suite 503 | 2,363 SF
- Suite 403 | 727 SF\*

**Availability:** Immediate  
\* October 1/26

**Annual Lease Rate:** Market

**Annual Operating Costs:** ±\$20.21 PSF

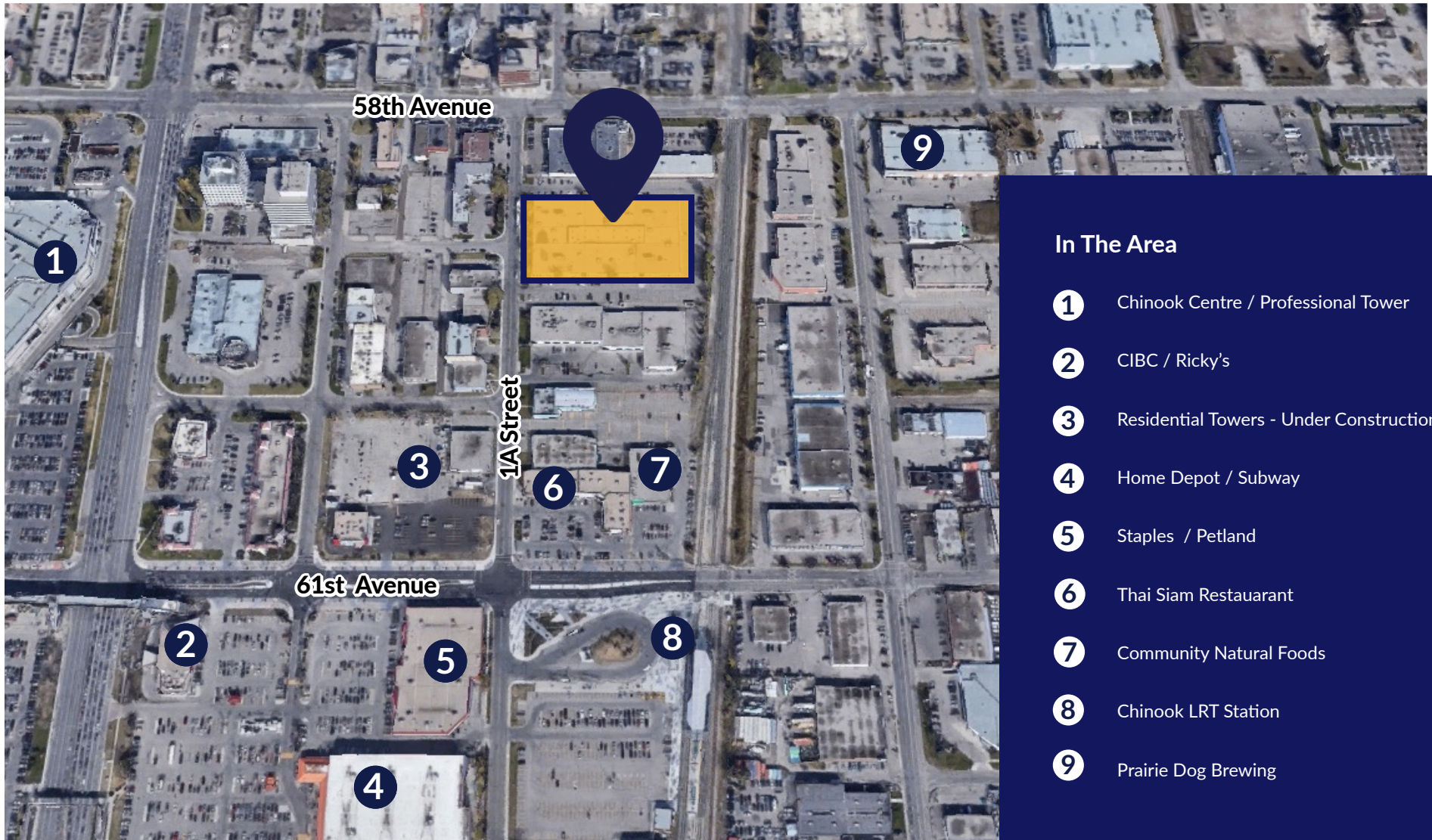
**Term:** 5-10 years



Interior Tropical Atrium

# LOCATION

5920 - 1A Street S.W. | Calgary, Alberta



## In The Area

- ① Chinook Centre / Professional Tower
- ② CIBC / Ricky's
- ③ Residential Towers - Under Construction
- ④ Home Depot / Subway
- ⑤ Staples / Petland
- ⑥ Thai Siam Restaurant
- ⑦ Community Natural Foods
- ⑧ Chinook LRT Station
- ⑨ Prairie Dog Brewing

# BUILDING LAYOUT



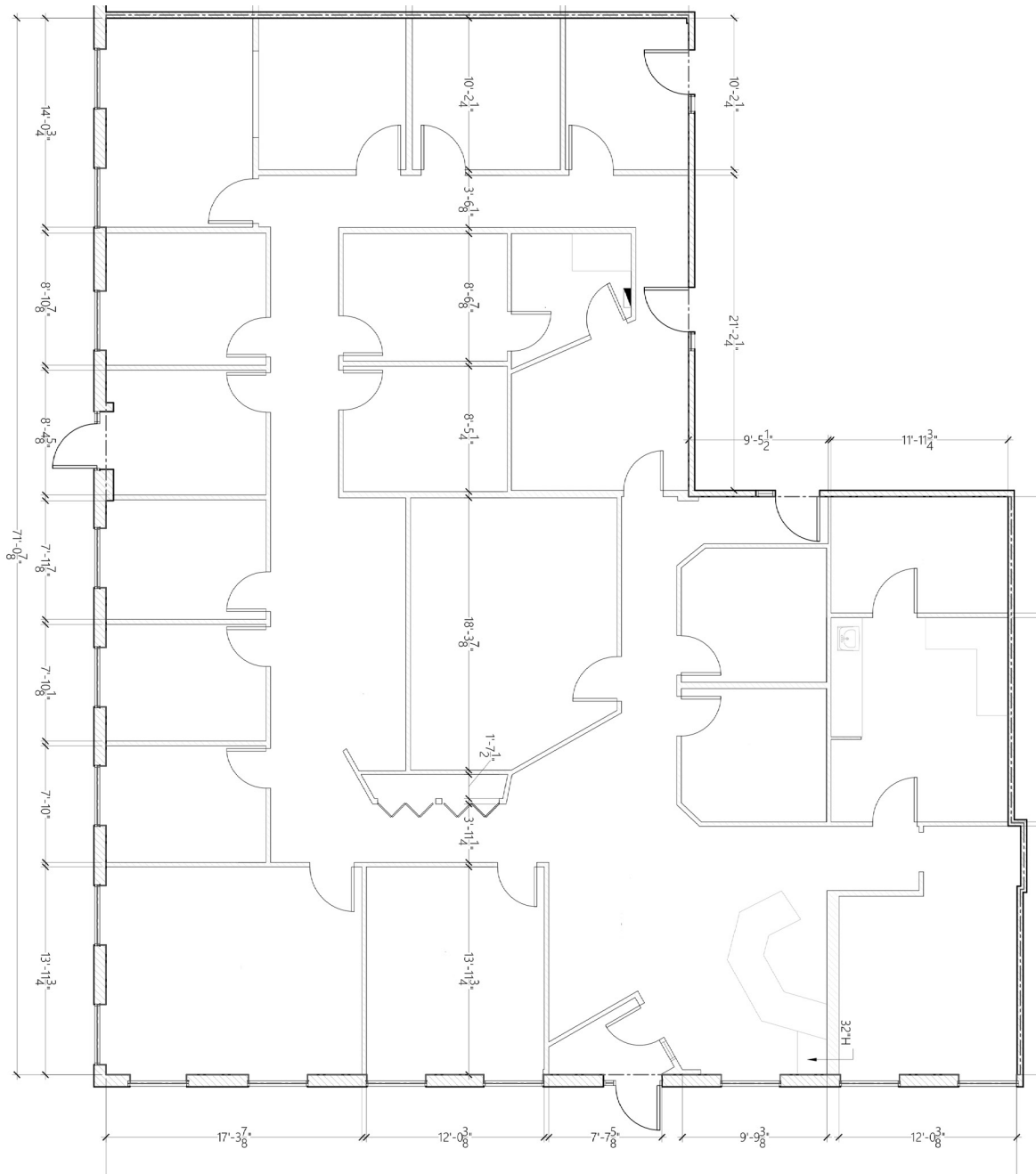
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# COMMON AREAS

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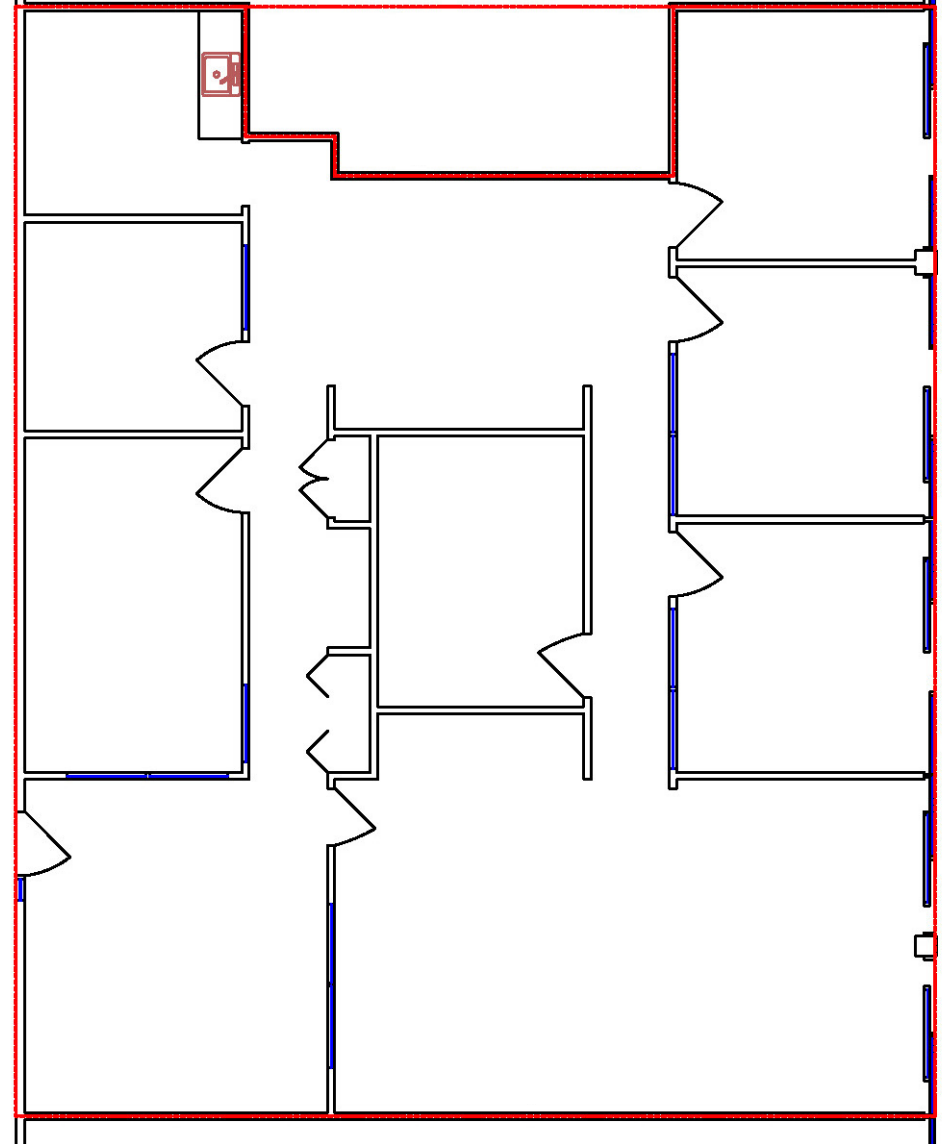
# UNIT 420 | 4,243 SF



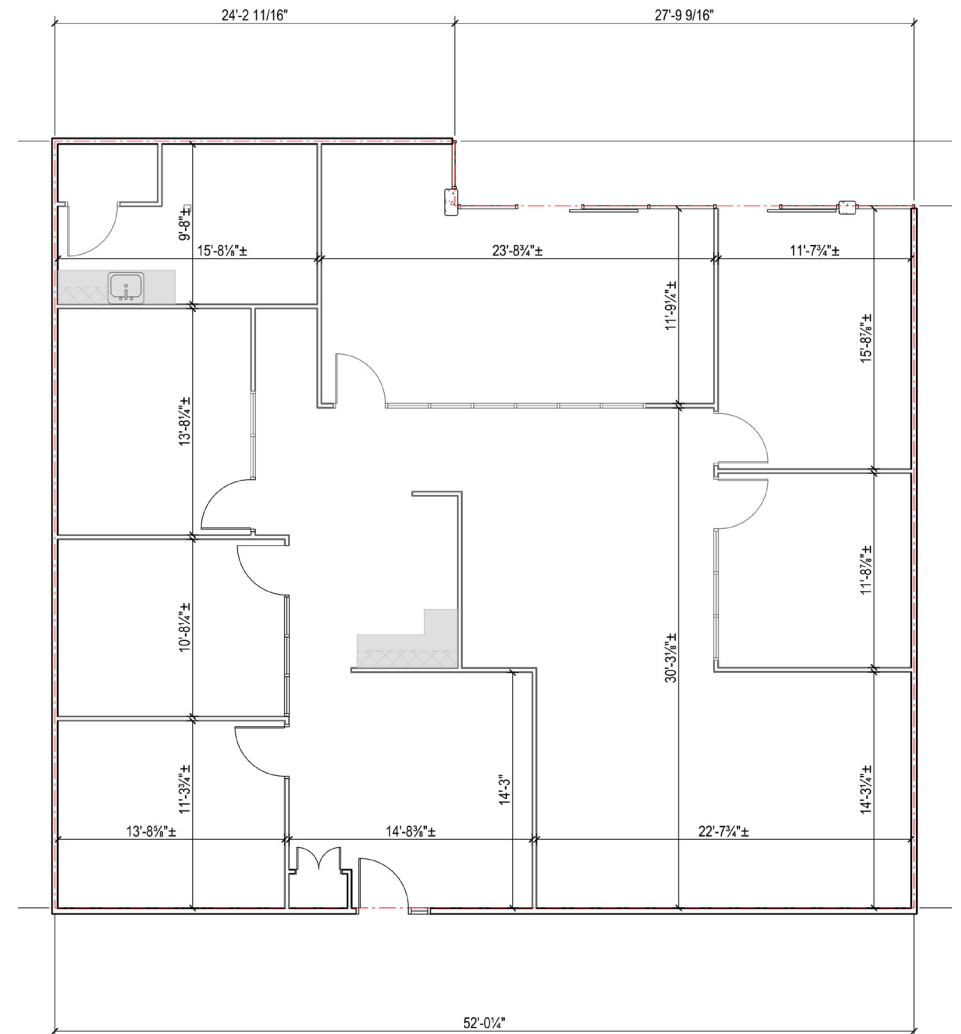


# UNIT 507 | 2,501 SF

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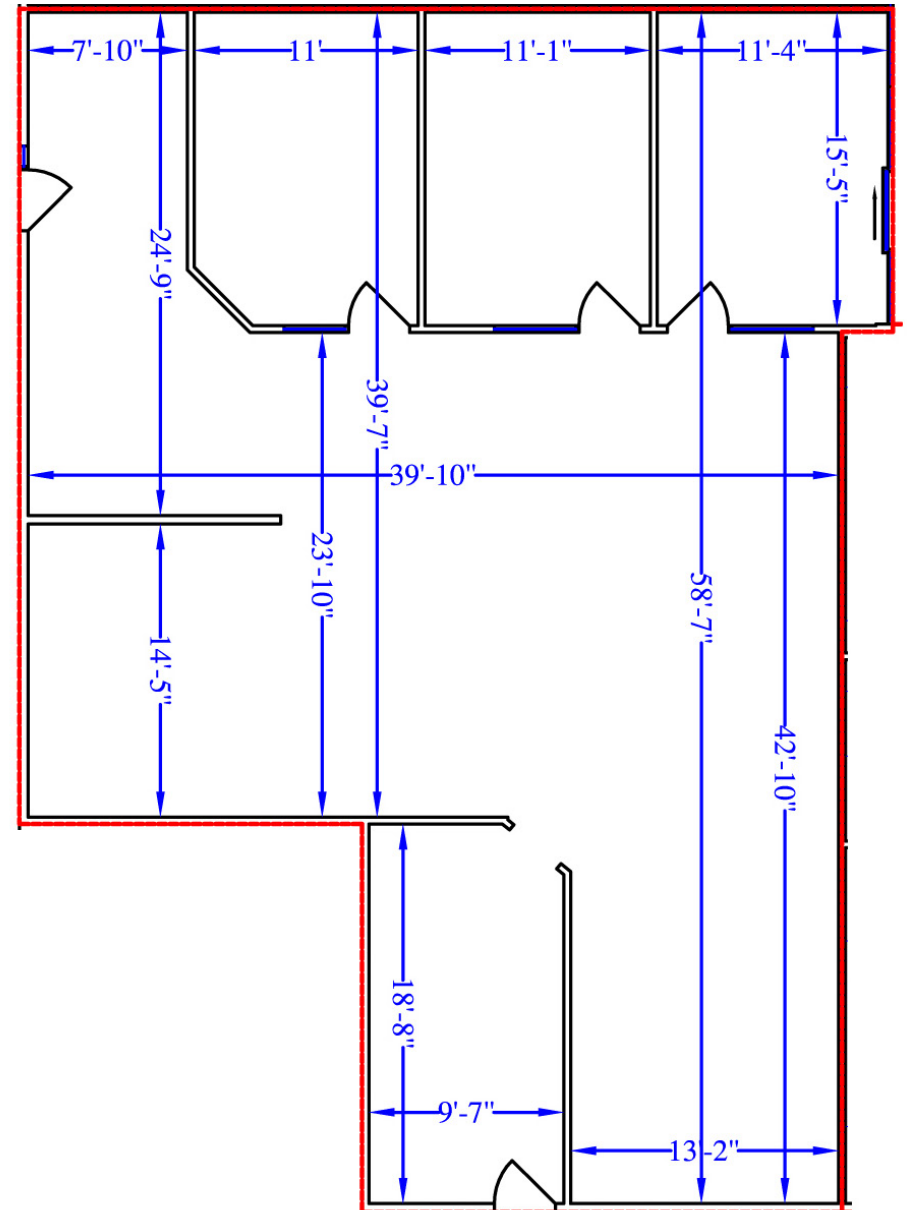


# UNIT 605 | 2,583 SF



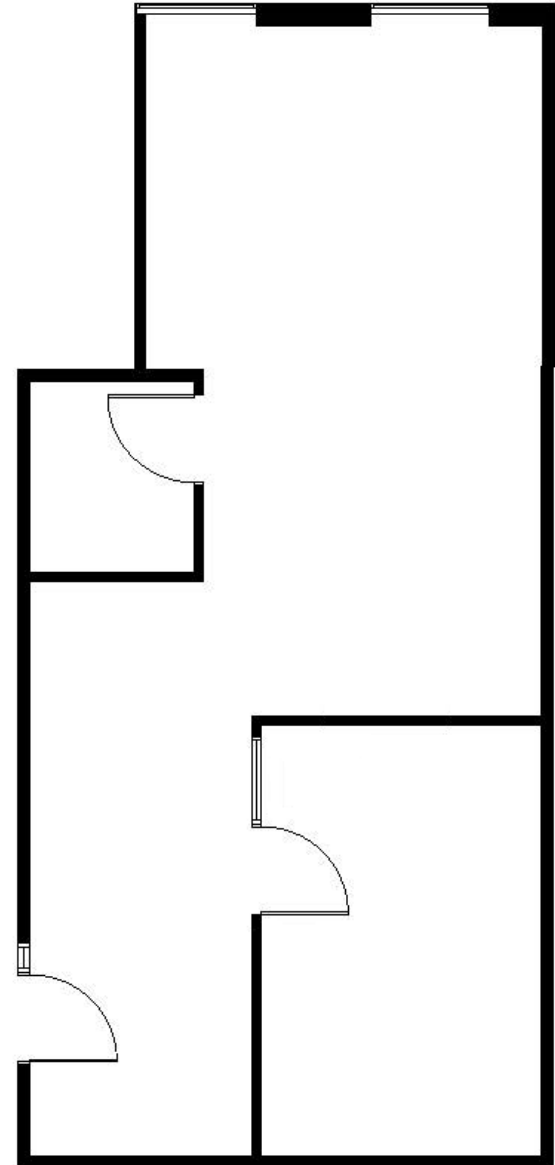
# UNIT 503 | 2,363 SF

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# UNIT 403 | 727 SF

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# IDEAL USES

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**General Office**



**Architecture**



**Specialty Medical**



**Educational**

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# DEMOGRAPHICS

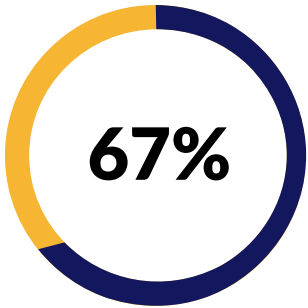
|                    | Aggregation | 1 km Radius | 3 km Radius | 5 km Radius |
|--------------------|-------------|-------------|-------------|-------------|
| Total Population   | Sum         | 4,980       | 36,181      | 145,468     |
| Daytime Population | Sum         | 26,206      | 99,764      |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



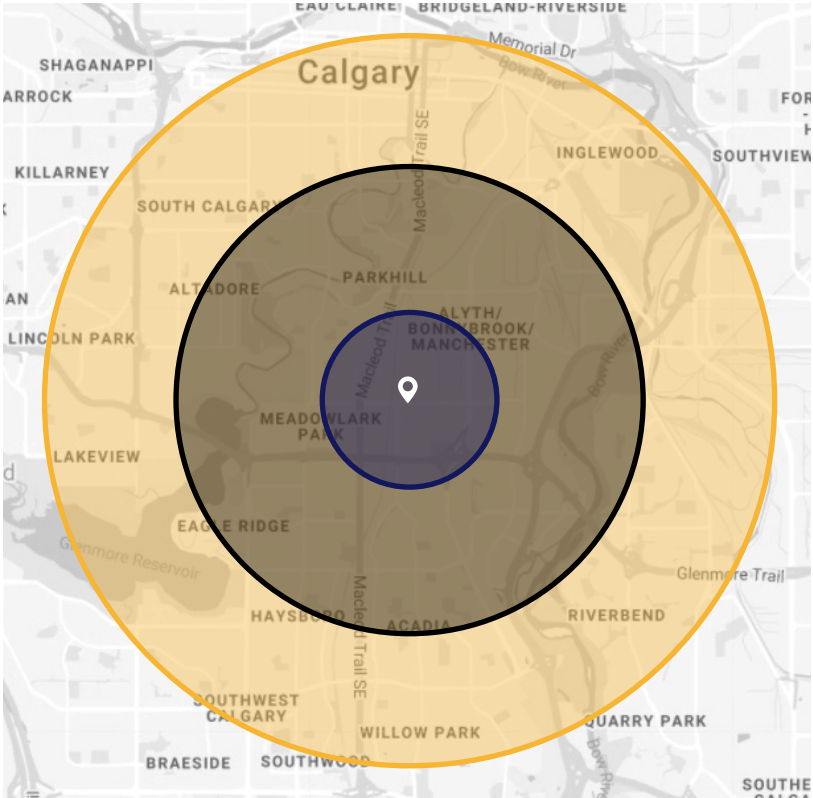
**Median age**  
37 years old



**Median Household Income**  
\$61,608



**Employment Rate**  
within 1 km radius



1 km Radius 3 km Radius 5 km Radius



Primary age  
group  
**22-37**  
year olds



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



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