



Colliers

Innovation Hub in Northwest Calgary, Alberta

University Innovation Quarter For Lease

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UiQ university
innovation
quarter

Accelerating success.

Property Overview

University Innovation Quarter (UIQ) is a landmark destination that will be revitalized to attract some of the city's greatest talents, researchers, entrepreneurs, startups, and investors. The revitalization will energize UIQ to be a mixed-use innovation district cultivating bright minds on the cutting-edge of advancements, world-solutions, policies, research, and inventions, with prime opportunities for new office space, facilities, and amenities. Ideas and progress will flourish here pushing Calgary to the forefront of innovative pursuits.

UIQ currently spans across 76-acres adjacent to the University of Calgary main campus – one of Canada's top comprehensive research universities, and has an existing ecosystem of Calgary startup companies and science, technology, and research organizations. Strengthening the connections within this existing ecosystem through thoughtful design will support the acceleration of innovation, cross-collaboration, entrepreneurial thinking, and Calgary's job growth and economic prosperity.



University of Calgary Properties Group (UCPG) is the trusted developer behind the design and execution of the UIQ Development Framework spearheading the vision. UCPG was created by the University of Calgary to oversee the development and management of university land projects with proven results as the developer for the award-winning mixed-use community of University District.

University Innovation Quarter | Calgary, AB



Availability Overview

Alastair Ross Technology Centre | 3553 - 31 Street NW

North Tower

Suite	Size	Type	Contiguous	Virtual Tour
Suite 110A	3,351 sf	Office		Click Here
Suite 141	1,089 sf	Office & Lab	Up to 26,292 sf	Coming Soon
Suite 150	21,863 sf	Education Layout		Click Here
Suite 255	1,136 sf	Office	Up to 1,428 sf	Click Here
Suite 254	296 sf	Office		Coming Soon
Suite 244	872 sf	Office	Up to 1,930 sf	Coming Soon
Suite 250	1,064 sf	Office		Coming Soon
Suite 271	465 sf	Office	n/a	Coming Soon
Suite 201	2,079 sf	Office	n/a	Click Here
Suite 266	537 sf	Office	n/a	Coming Soon
Suite 230	7,466 sf	Office	n/a	Coming Soon

South Tower

Suite	Size	Type	Contiguous	Virtual Tour
Suite 275	2,557 sf	<i>Under Negotiation</i>	Up to 6,090 sf	Click Here
Suite 282	3,513 sf	<i>Under Negotiation</i>		Click Here
Suite 300	9,762 sf	Office		Click Here
Suite 320	3,024 sf	Office	Up to 21,209 sf	Click Here
Suite 360	5,433 sf	Office		Click Here
Suite 370	2,990 sf	Office		Click Here



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Building Details

Address	3553 - 31 Street NW
Net Rent	Market Rates
Operating Costs (2025 Estimate)	CAM: \$12.30 PSF/Annum Tax: \$2.86 PSF/Annum Total: \$15.16 PSF/Annum
Term	Negotiable
Zoning	Direct Control 104D2022
Permitted Uses	All tenant uses at UIQ must align with and support the goals of fostering research, innovation, and enhancing teaching and learning.
Building Size	124,064 sf
Floors	3
Year Built	1988/2000
Building & Security Desk Hours	Weekdays: 8:00 a.m. to 4:00 p.m. Card Access After Hours
HVAC Hours	Weekdays: 8:00 a.m. to 6:00 p.m.
Fibre Provider	Telus
Building Amenities	<ul style="list-style-type: none">• Common AV-Equipped Meeting Rooms• Complimentary Guest Wi-Fi• On-Site Café• Bicycle Racks• Change Rooms with Showers
Parking	Ample Surface Parking: \$125/Stall/Month Managed by UCalgary Campus Parking
Transit	Adjacent to Brentwood LRT Transit Hub



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Main Floor

North Tower Suite 110A | 3,351 sf

Available Immediately

- 5 Offices
- Boardroom
- Open Area
- Kitchenette
- Reception
- Dedicated Washrooms
- Exclusive Exterior Entrance

North Tower Suite 141 | 1,089 sf

Available Immediately

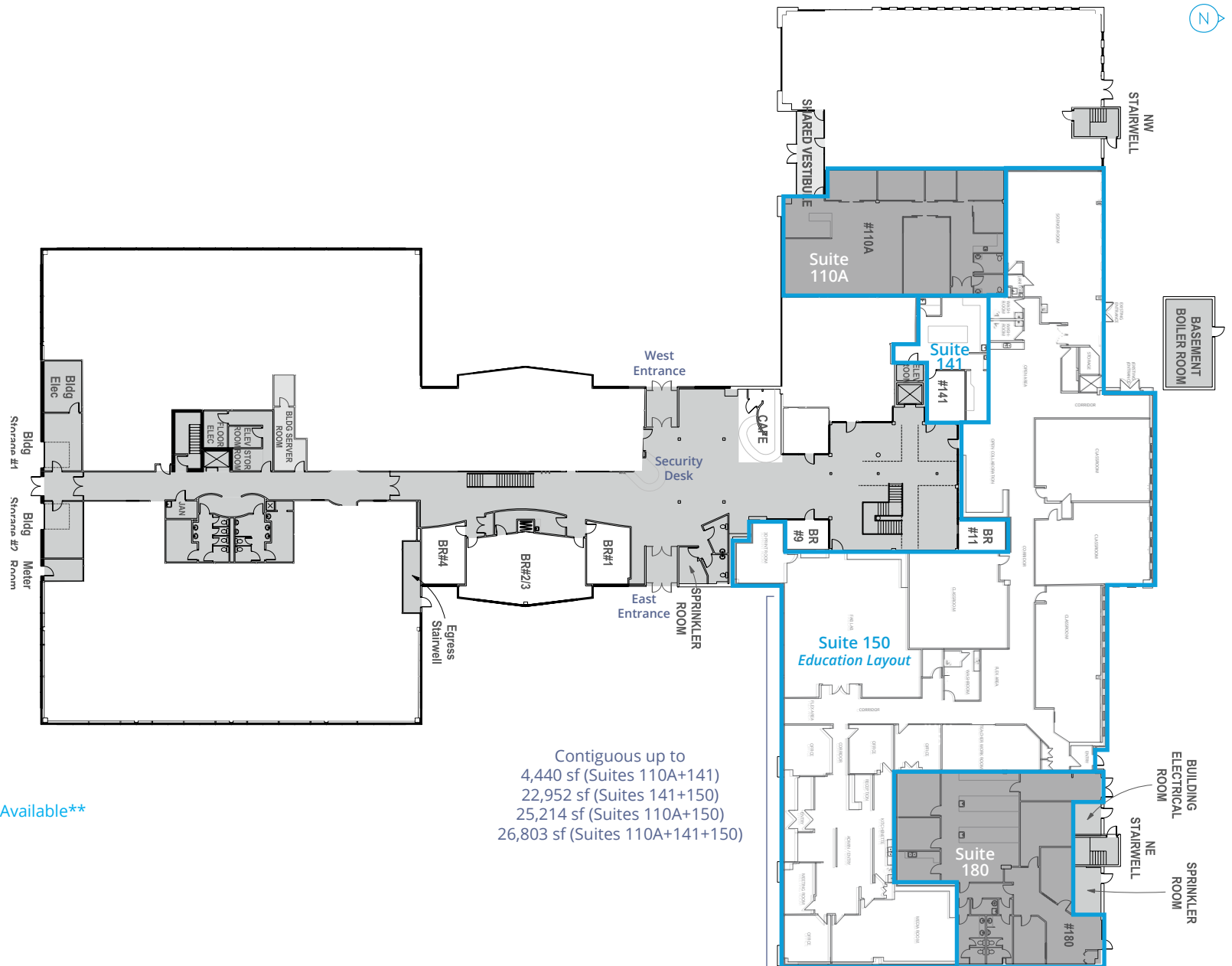
- 1 Office
- Lab Space

North Tower Suite 150 | 21,863 sf

Available Immediately

- Formerly Occupied by Charter School
- 4 Classrooms
- Science Room
- Media Room
- Fab Lab
- 3D Print Room
- Staff Workroom
- 10 Offices
- Open Collaboration Area
- Kitchenette
- Dedicated Washrooms
- Exclusive Exterior Entrance
- Lab Space

****No Dedicated Outdoor Space Available****



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Second Floor

South Tower Suite 275 | 2,557 sf

- Under Negotiation*
- 7 Offices
 - Kitchen
 - Reception Area

South Tower Suite 282 | 3,513 sf

- Under Negotiation*
- 6 Offices
 - 2 Boardrooms
 - Kitchen

North Tower Suite 255 | 1,136 sf

- Available Immediately*
- 5 Offices
 - Open Area

North Tower Suite 254 | 296 sf

- Available Immediately*
- Open Area

North Tower Suite 244 | 872 sf

- Available Immediately*
- 1 Office
 - Open Area

North Tower Suite 250 | 1,064 sf

- Available Immediately*
- 1 Office
 - Open Area

North Tower Suite 271 | 465 sf

- Available Immediately*
- Open Area

North Tower Suite 201 | 2,079 sf

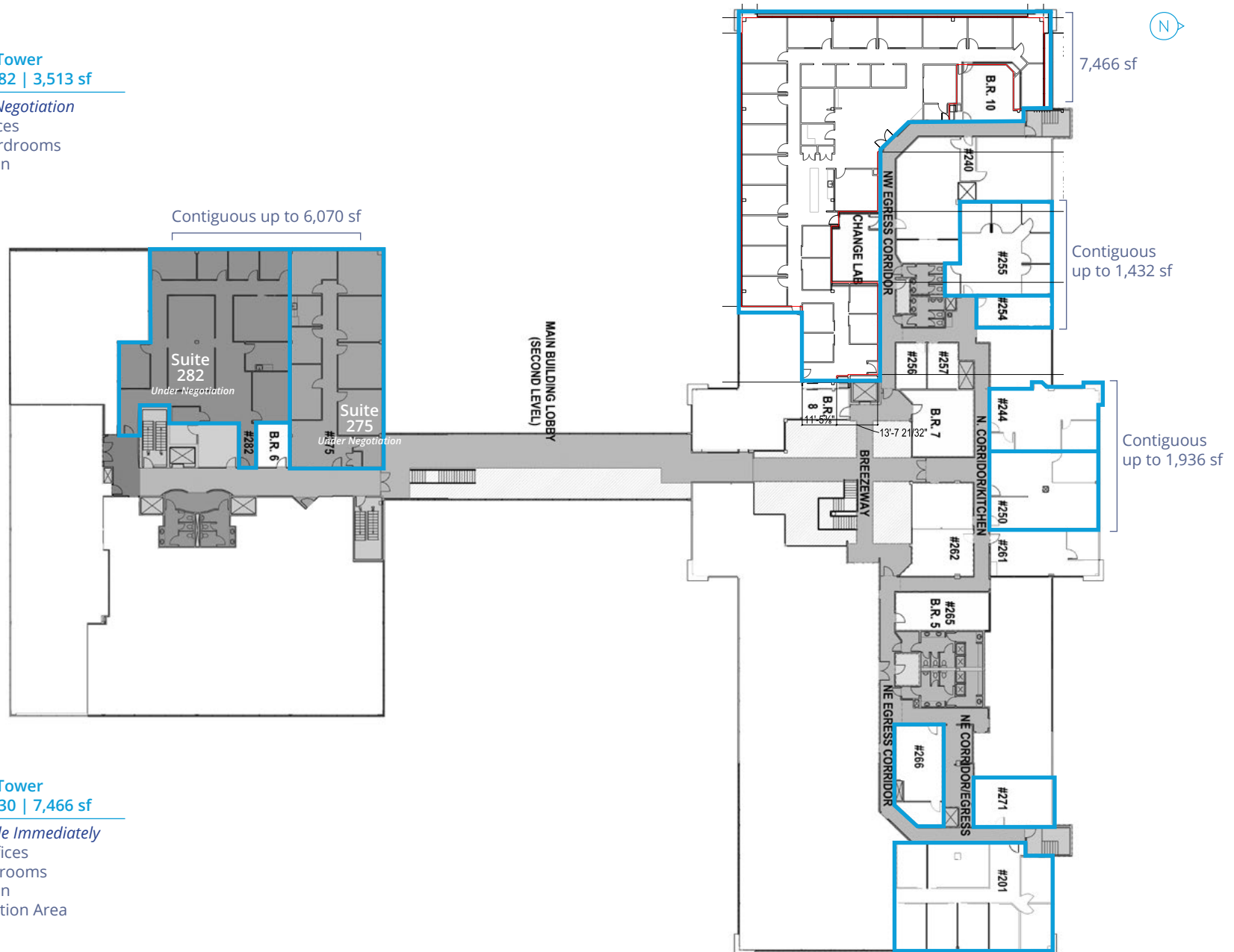
- Available Immediately*
- 7 Offices
 - Boardroom

North Tower Suite 230 | 7,466 sf

- Available Immediately*
- 23 Offices
 - 3 Call rooms
 - Kitchen
 - Reception Area

North Tower Suite 266 | 537 sf

- Available Immediately*
- Open Area



Alastair Ross Technology Centre

University Innovation Quarter | Calgary, AB

Third Floor



South Tower Suite 300 | 9,762 sf

Available Immediately

- 21 Offices
- 2 Boardrooms
- Kitchen
- Open Area
- Reception Area

South Tower Suite 370 | 2,990 sf

Available Immediately

- 10 Offices
- Boardroom
- Kitchen

South Tower Suite 360 | 5,433 sf

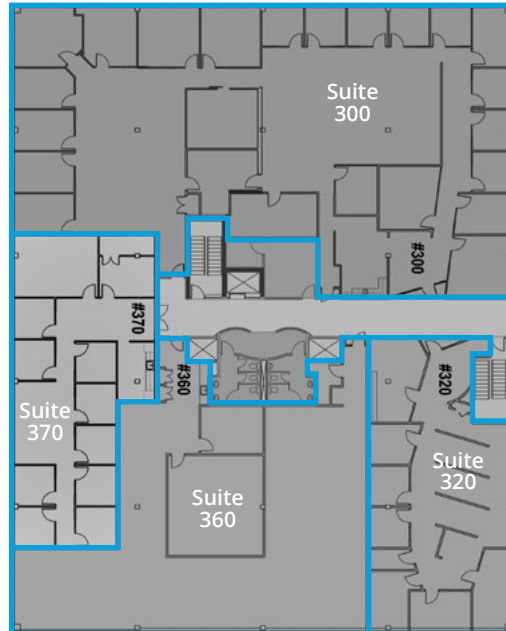
Available Immediately

- 1 Office
- Boardroom
- Open Area
- Kitchen

South Tower Suite 320 | 3,024 sf

Available Immediately

- 6 Offices
- Boardroom
- Kitchen



Contiguous up to
8,423 sf (Suites 370+360)
8,457 sf (Suites 360+320)
11,447 sf (Suites 370+360+320)
12,752 sf (Suites 300+370)
18,185 sf (Suites 300+370+360)
21,209 sf (Full Floor)

Click or Scan Below for Virtual Tours

North Tower
Suite 110A



North Tower
Suite 150



North Tower
Suite 201



North Tower
Suite 255



South Tower
Suite 275



South Tower
Suite 282



South Tower
Suite 300



South Tower
Suite 320



South Tower
Suite 360



South Tower
Suite 370



Nearby Retail Amenities

University Innovation Quarter | Calgary, AB



University District

Alt Hotel	McDonalds	Sesame
barBURRITO	Monogram	Shoppers Drug Mart
Borough Bar & Grill	Native Tongues Taqueria	Staples
Charcut	OEB Breakfast Co.	The Alley
Cineplex VIP Cinemas	Orangetheory Fitness	The Banquet
COBS Bread	Osmow's	The Canadian
Connie & John's	Pho Pham	Brewhouse
Five Guys	Save-On-Foods	UNA Pizza + Wine
Fuwa Fuwa	Scotiabank	Urban Fare Kitchen
Hot Yoga on University District	Seed N Salt	Village Ice Cream
Lagree YWC	Servus Credit Union	YYC Cycle
Market Wine		

Market Mall

CF Market Mall
Landmark Cinemas
Market Mall
Professional Centre
TD Canada Trust

University of Calgary

A&W	Noodle & Grill Express
Brew & Blendz	Olympic Oval
Carl's Jr.	OPA! of Greece
Chaiwala of London	Starbucks
Cinnzeo Bakery Café	Subway
Dairy Queen	The Den
Domino's Pizza	Tim Hortons
Good Earth Coffeehouse	U of C Active Living
Jack Simpson Gymnasium	

Brentwood Shopping Centre

Anytime Fitness	Jamesons Pub
ATB Financial	Kilkenny Irish Pub
BMO Bank of Montreal	Liquor Depot
Brentwood Village Shopping Centre	London Drugs
Calgary Co-op	OPA! of Greece
Cora Breakfast	Phi Nhung Vietnamese Pho
Dollarama	Piknic Café
FreshCo	Ramen Ninja
Ginger Beef	Scotiabank
Gogi Korean BBQ	Starbucks
Golden Dragon Hot Pot	Sushi Ninja
Golf Park	TD Canada Trust
Harvey's	Wendy's



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