

1,278 sf

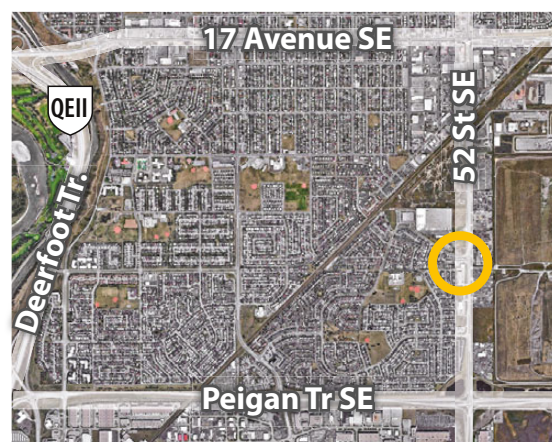
Suite 204



2ND FL. OFFICE / PROFESSIONAL SPACE FOR LEASE

3505 52 Street SE
Calgary

- » High exposure location.
- » Ample parking.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics

(2 km radius)



Population
20,174



Median Age
40.6



Average Household Income **\$88,282**



Current Consumption / Household



\$11,585
FOOD



\$4,242
HEALTH CARE



\$3,921
RECREATION



\$1,512
PERSONAL CARE



\$3,081
LIQUOR/TOBACCO

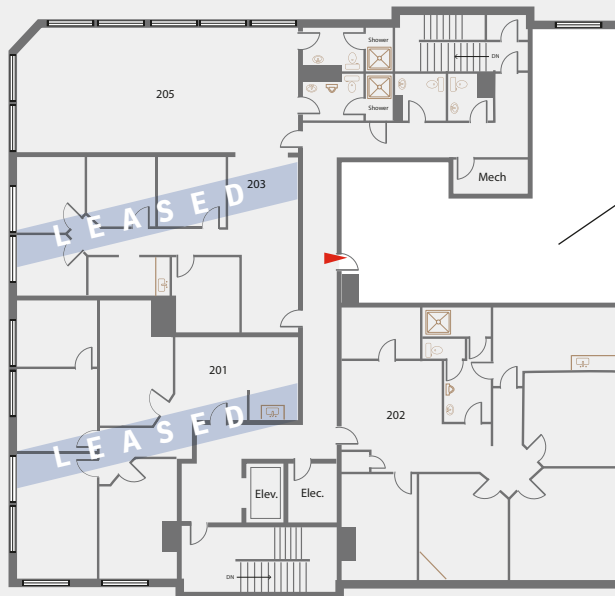


\$2,977
CLOTHING



Traffic Count **28,000** VEHICLES DAILY ON 52 STREET SE

- » High exposure location – 28,000 vehicles drive by daily on 52nd Street SE.
- » Convenient access to 17th Avenue SE, Peigan Tr., Deerfoot Tr. and Stoney Tr.
- » Ample parking.
- » Elevator access.



SUITE 204

1,278 SQ.FT.

LEASE INFORMATION

ADDRESS: 3505 52 Street SE, Calgary

AVAILABLE FOR LEASE:

» 1,278 sq. ft. – Suite 204

» ~~2,327 sq. ft. – Suite 203/205~~ — LEASED

» ~~1,457 sq. ft. – Suite 201~~ — LEASED

AVAILABILITY: Immediate

TERM: Flexible

RENT: Gross rent, please contact for details.



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