

815 sf

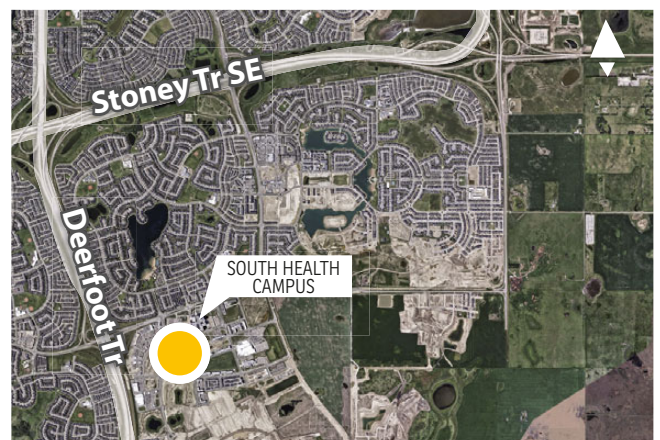
Unit 101



PROFESSIONAL MEDICAL OFFICE FOR SUBLEASE

Seton Professional Centre

3815 Front Street SE, Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Joshua Gill, SENIOR ASSOCIATE

C: 587-500-7707

O: 403-290-0178

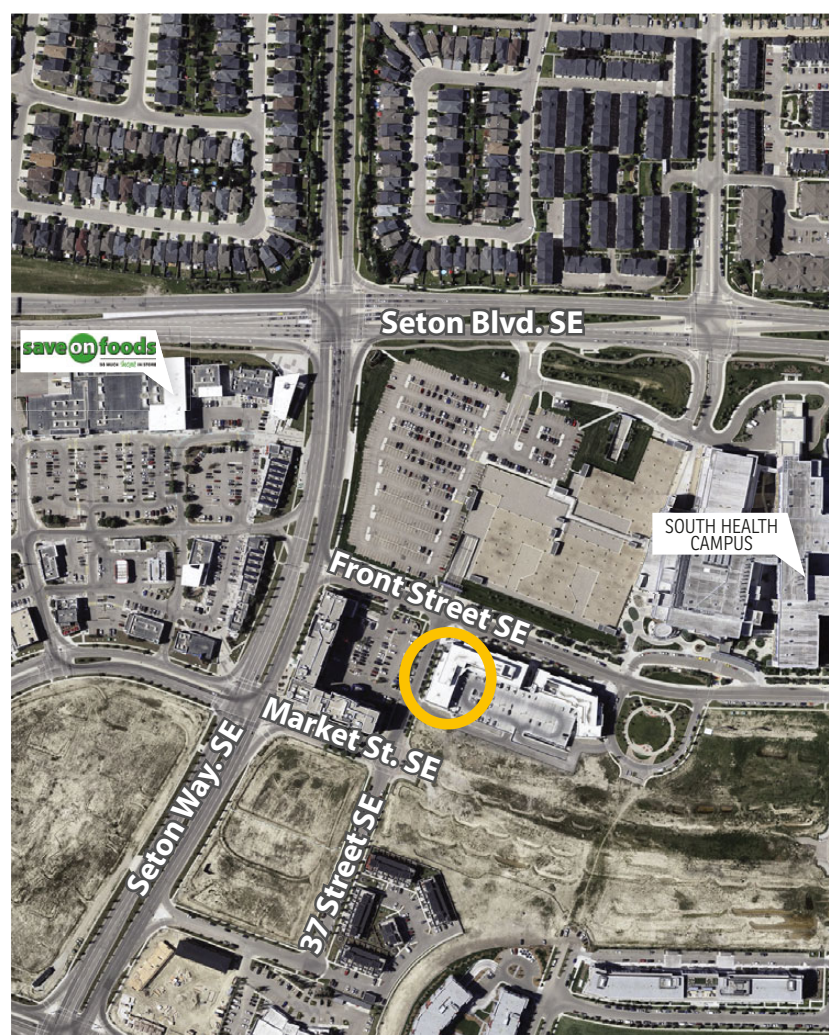
jgill@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Prominent medical professional building located across from the South Health Campus
- » Home to a number of medical professionals



SUBLEASE INFORMATION

ADDRESS:

3815 Front Street SE, Calgary

COMMUNITY:

Seton

AVAILABLE FOR SUBLEASE:

815 sq. ft. – Unit 101

TERM:

To end of September 30, 2026

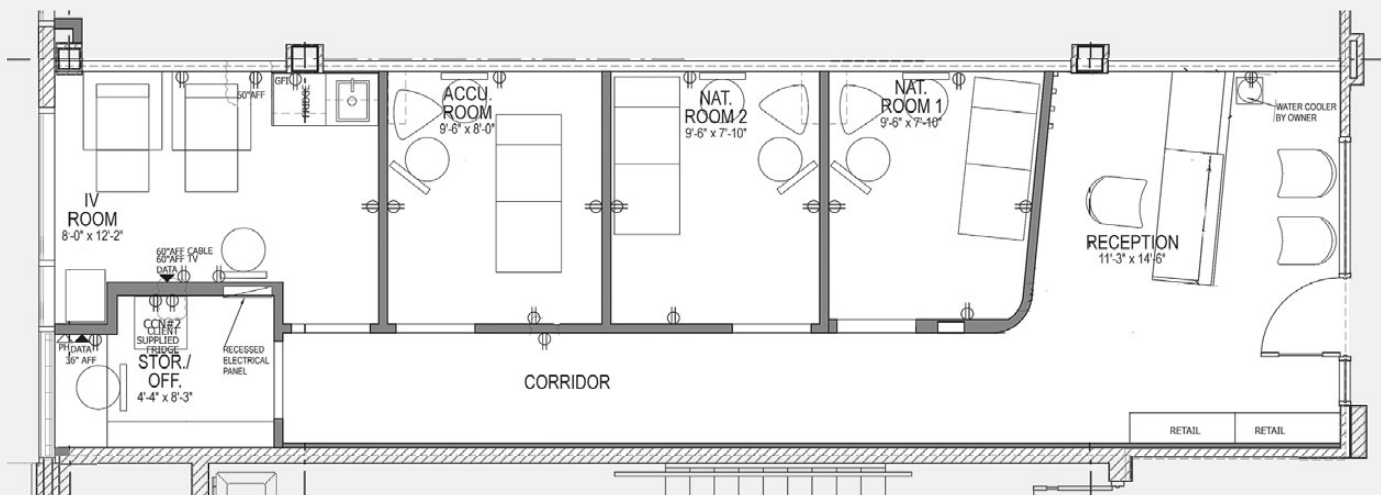
OP. COSTS AND TAXES:

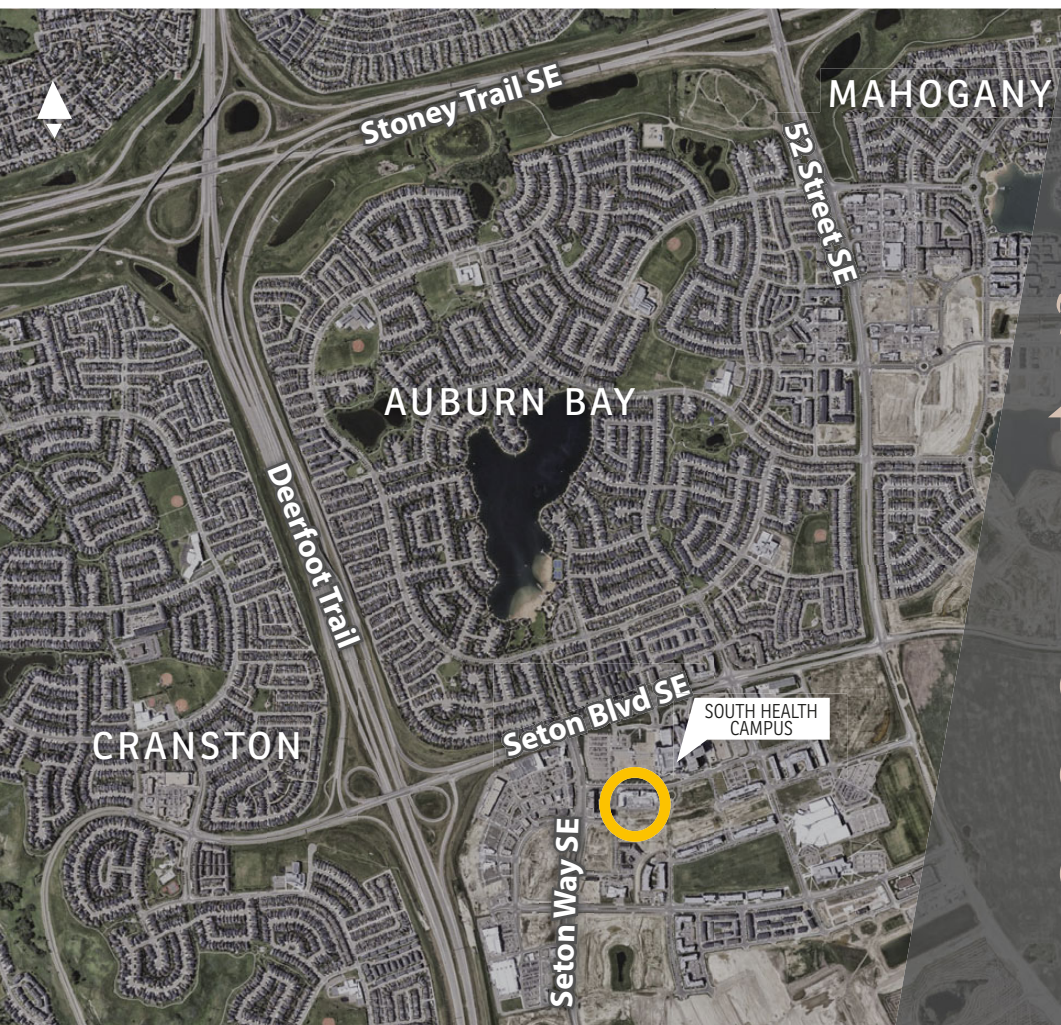
\$22.79 per sq. ft. (est.)

NET RENT: Market



Property entrance





Area Demographics (3 km radius)



Population
57,306



Median Age
36.0



Average
Household Income **\$154,800**



Current Consumption / Person



\$18,539
FOOD



\$5,838
HEALTH CARE



\$7,737
RECREATION



\$2,787
PERSONAL CARE



\$4,897
LIQUOR/TOBACCO



\$4,750
CLOTHING

Source: Statistics Canada

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LOCAL EXPERTISE MATTERS