



JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

MEDICAL OFFICE
FOR LEASE

BLAZA BUILDING — 417 14TH STREET NW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 417 14 TH STREET NW CALGARY, ALBERTA	AVAILABLE MARCH 2024	PARKING 5 TO 6 STALLS ON SITE AVAILABLE 10 TO 15 STALLS OFF SITE AVAILABLE	TRAFFIC COUNTS 14 TH STREET NW: 39,000 <i>VEHICLES / DAY</i>
AVAILABLE FOR LEASE SECOND FLOOR: 4,500 SQ. FT. +/- THIRD FLOOR: 1,321 SQ. FT. +/-	TERM 5-10 YEARS	TAXES AND OP. COSTS TBD	
	LEASE RATE MARKET		

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	55,573	121,948	247,192
2028	63,022	138,102	280,767
GROWTH			
2023 - 2028	13.40%	13.25%	13.58%
AVERAGE INCOME			
2023	\$144,328	\$131,174	\$140,874
MEDIAN AGE OF POP.			
2023	37.70	37.60	38.40

POINTS OF INTEREST

SAIT, ROSEMONT SCHOOL, RILEY PARK, QE HIGH SCHOOL, ST. PIUS X SCHOOL, CALGARY MONTESSORI SCHOOL, KING GEORGE SCHOOL, HOUNSFIELD HEIGHTS PARK, NORTH HILL SHOPPING CENTER
LRT STATIONS: SAIT/AUARDS/JUBILEE AND LIONS PARK

GENERAL INFORMATION

THE SITE IS LOCATED ON THE GREATLY EXPOSED 14TH STREET IN HILLHURST'S HIGHLY SOUGHT-AFTER COMMUNITY.

THE SITE IS UNIQUELY POSITIONED BETWEEN CENTRAL GREEN SPACES, EDUCATIONAL INSTITUTIONS, AND HIGH-TRAFFIC LRT STATIONS.

THIS CORRIDOR HAS A DAYTIME POPULATION OF OVER 240,000 IN A 3 KM RADIUS DUE TO NEARBY COMMUNITIES OF HOUNSFIELD HEIGHTS/BRIAR HILL, CAPITOL HILL, AND WEST VILLAGE.

THIS INNER-CITY LOCATION IS A PRIME OFFICE OPPORTUNITY GIVEN ITS EXCEPTIONAL INNER CITY LOCATION.

IDEALLY LOCATED NEAR SYNERGISTIC MEDICAL USERS. HIGH FOOT AND CAR TRAFFIC LOCATION ALONG 14TH STREET.

AMPLE PARKING FOR MEDICAL USERS.



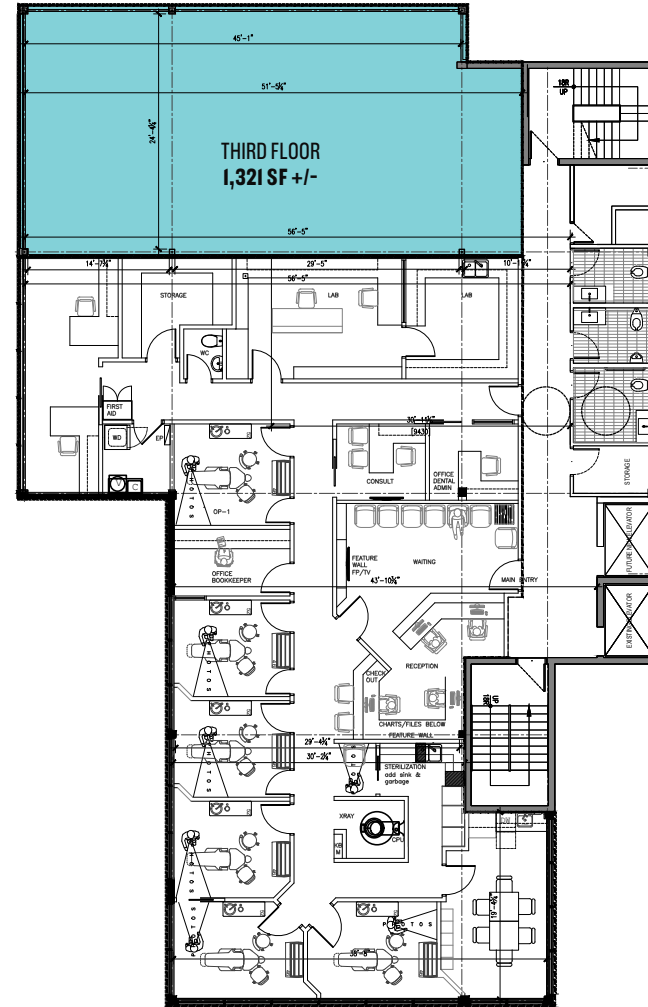
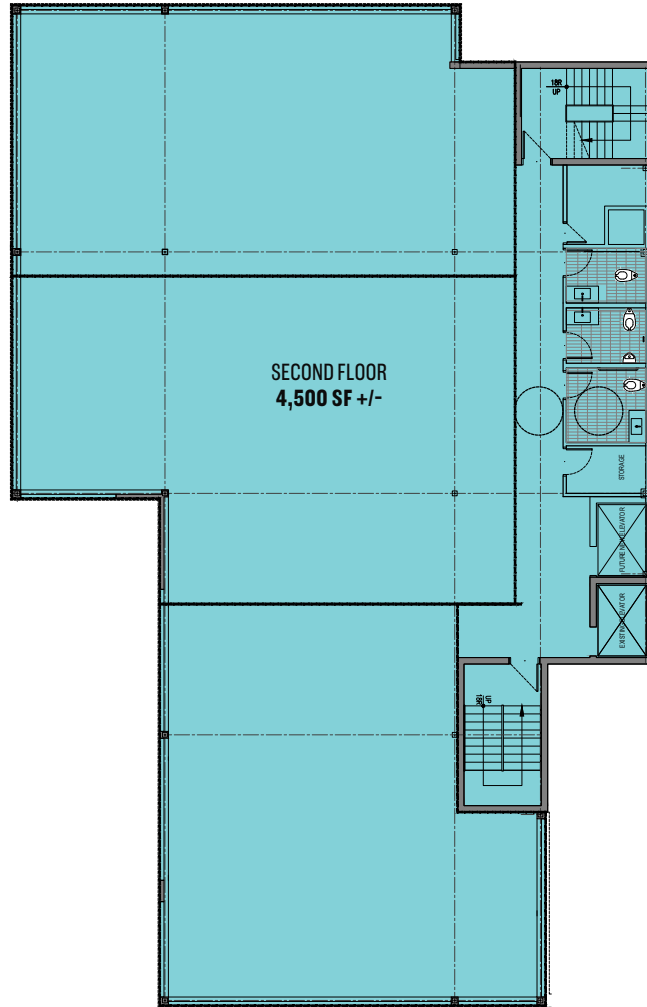
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CITY PLAN

VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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FLOOR PLANS



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