

The logo consists of the letters 'JR' in a white, sans-serif font, enclosed within a white diamond shape.

· **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.



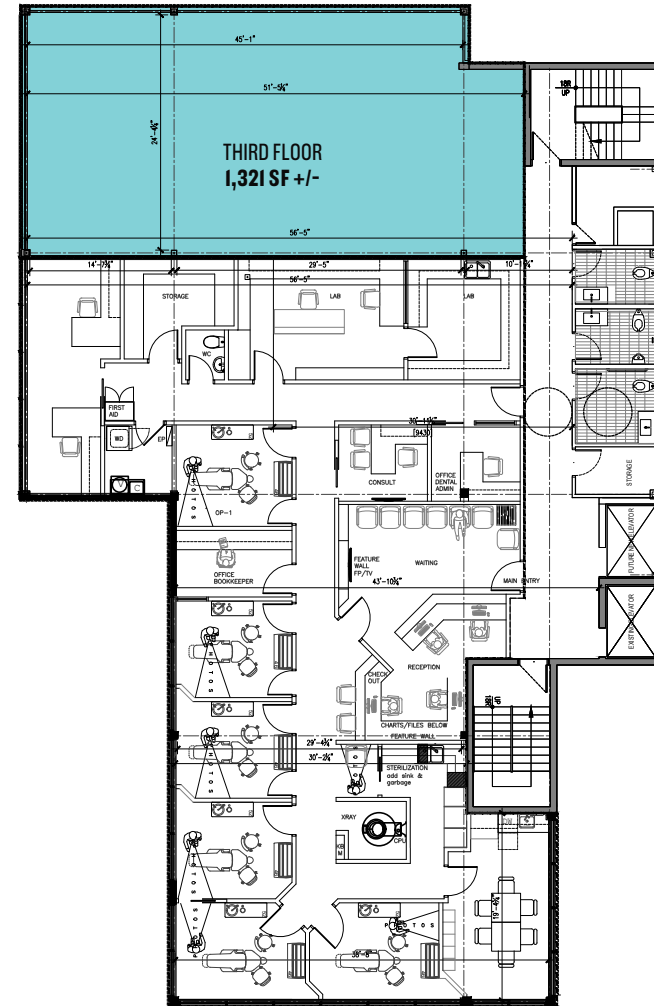
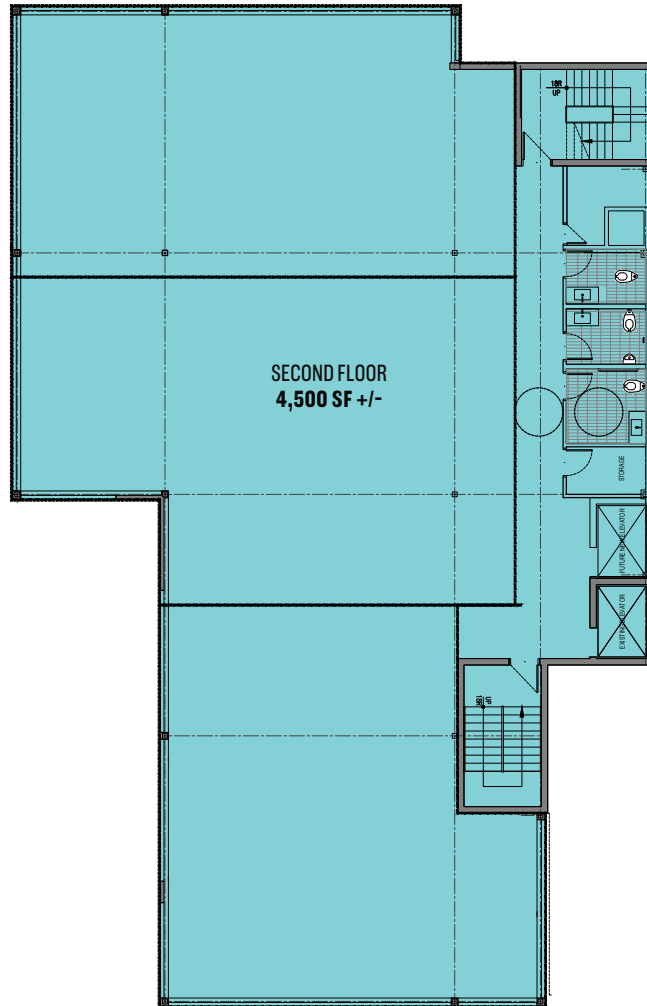
CITY PLAN

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

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FLOOR PLANS



14TH STREET NW

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