

2618

Hopewell Place NE
Calgary, AB

FOR LEASE

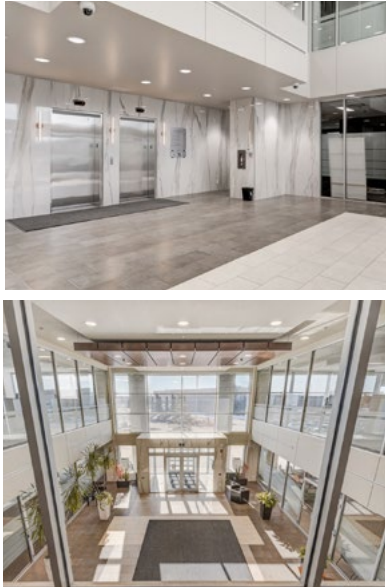


High Profile, Class "A" Office / Medical Building

Welcome To

2618 HOPEWELL PLACE NE

Hopewell Corporate Centre is a five-storey, Class “A”, office tower that offers its tenants a high profile location on the corner of McKnight Boulevard and Barlow Trail. This property is located in the Horizon Business Park and is minutes from Calgary International Airport and located within close proximity to an array of amenities.



Property Details

YEAR BUILT	2006	OPERATING COSTS	\$17.53 psf (est 2025)
SPACES	2nd Floor Suite 240: 2,098 sf LEASED 3rd Floor Suite 310: 2,839 sf LEASED Suite 310A: 5,495 sf Suite 330: 1,988 sf LEASED Suite 350: 6,331 sf LEASED 5th Floor Suite 500: 14,840 sf	PARKING RATIO	Surface: 1:375 sf Underground: 1:1,600 sf
LEASE RATES	Market Rates	PARKING RATES	Surface: Free of charge Underground: \$150/month
		SIGNAGE	Pylon signage is available
		ZONING	I-B

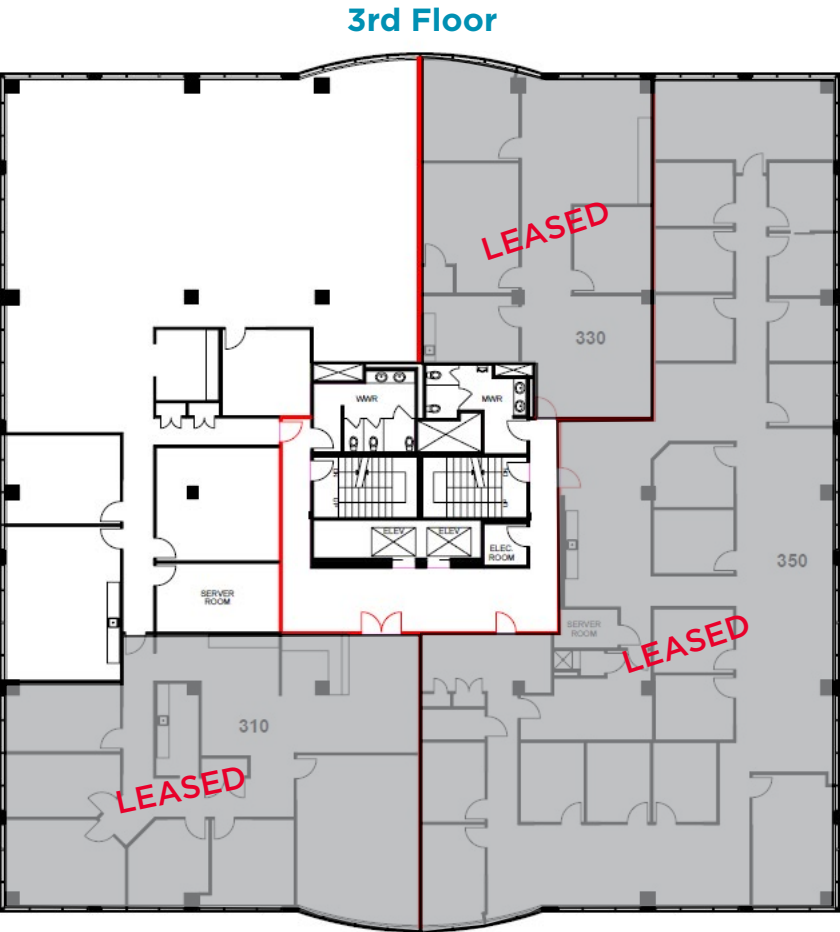


FLOOR PLANS

2nd Floor
Suite 240: 2,098 sf
LEASED



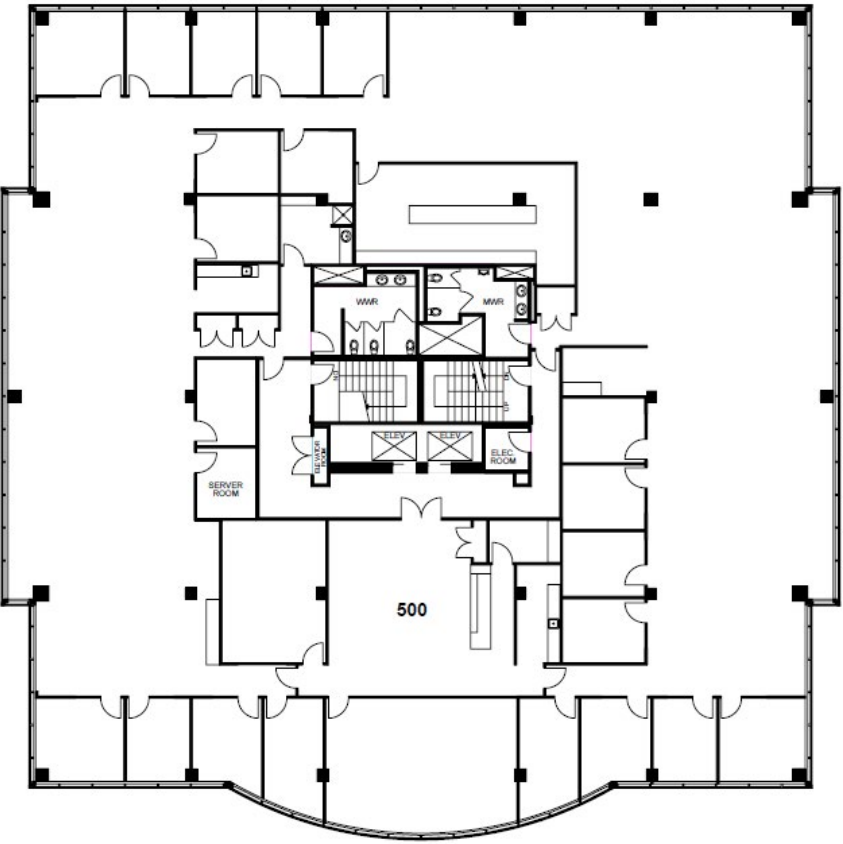
3rd Floor
Suite 310: 2,839 sf
LEASED
Suite 310A: 5,495 sf
Suite 330: 1,988 sf
LEASED
Suite 350: 6,331 sf
LEASED



FLOOR PLANS

5th Floor
Suite 500: 14,840 sf

5th Floor



2618





NEIGHBOURHOOD AMENITIES

- 1. CHOP STEAKHOUSE & BAR
- 2. MOXIES BARLOW & MCKNIGHT
- 3. CACTUS CLUB CAFE
- 4. TIM HORTONS
- 5. CATTLEBARON STEAKHOUSE
- 6. EARLS KITCHEN & BAR
- 7. JOEY BARLOW
- 8. COSTCO WHOLESALE
- 9. RONA HOME & GARDEN
- 10. SUNRIDGE MALL
- 11. CINEPLEX ODEON SUNRIDGE
- 12. REAL CANADIAN SUPERSTORE
- 13. MARLBOROUGH MALL
- 14. CASTLERIDGE PLAZA



Demographics (3km radius)

- Daytime Population: 54,477
- Total Households: 789,000
- Avg. Household Income: \$96,292
- Traffic Score: 100

Travel Times

- YYC Airport (17 min)
- Downtown YYC (15 min)
- Peter Lougheed Centre (5 min)
- University of Calgary (19 min)



For more information, please contact:

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