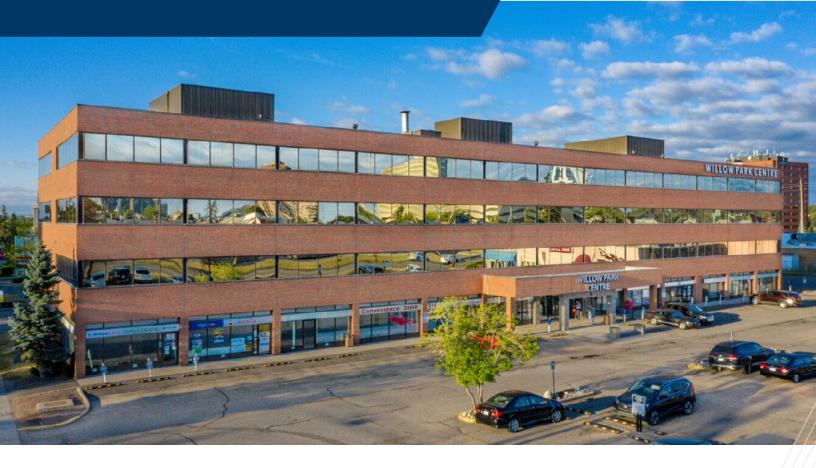
# **FOR LEASE** WILLOW PARK CENTRE 10325 Bonaventure Drive SE Calgary, AB



## **PROPERTY DETAILS**

Available Units	SUITE 111    1,161 sf      SUITE 403    785 sf      SUITE 415    1,649 sf (turnkey medical clinic)      SUITE 420    1,461 sf LEASED      SUITE 425    4,458 sf (demisable)
Net Rate	Market rates
<b>Operating Costs</b> (est. 2025)	\$18.51 psf *No in-suite cleaning & includes common utilities.
Availability	Immediately, except Suite 403: July 1, 2025
Parking	71 surface visitor stalls, and 2 accessible stalls
Parking Cost	\$85.00 per stall, per month
TI Allowance	Negotiable

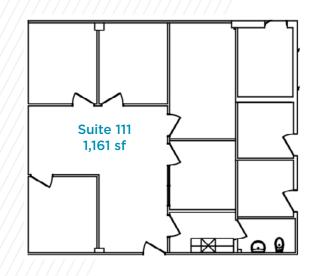
### **PROPERTY HIGHLIGHTS**

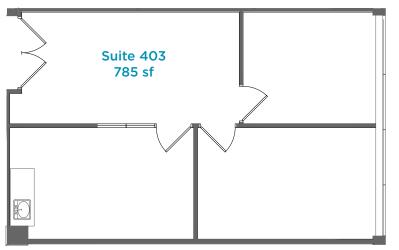
- Located in the established community of Willow Park in SE Calgary
- Adjacent to Macleod Trail with easy
  access to Southland Drive
- 20-minute drive to the Downtown Core
- Easily accessible by public transit via Southland and Anderson LRT stations
- In close proximity to retailers at Willow Park Village and Southcentre Mall including; Superstore, Canadian Tire, Hudson's Bay and various restaurants



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## FLOOR PLANS





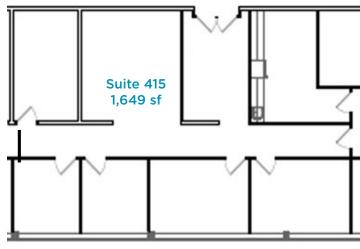
Available July 1, 2025









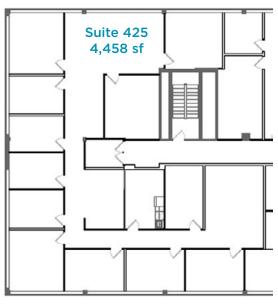


**Turnkey Medical Clinic** 





# CUSHMAN & WAKEFIELD



Demisable







## **FOR LEASE** WILLOW PARK CENTRE 10325 Bonaventure Drive SE Calgary, AB

# CUSHMAN & WAKEFIELD



POPULATION

EMPLOYMENT RATE AVG HOUSEHOLD

5km radius

MEDIAN AGE

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