

# 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)
	<del>SUITE 420</del>	<del>1,461 sf</del> <b>LEASED</b>
	SUITE 425	4,458 sf (demisable)
Net Rate	Market rates	
Operating Costs (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

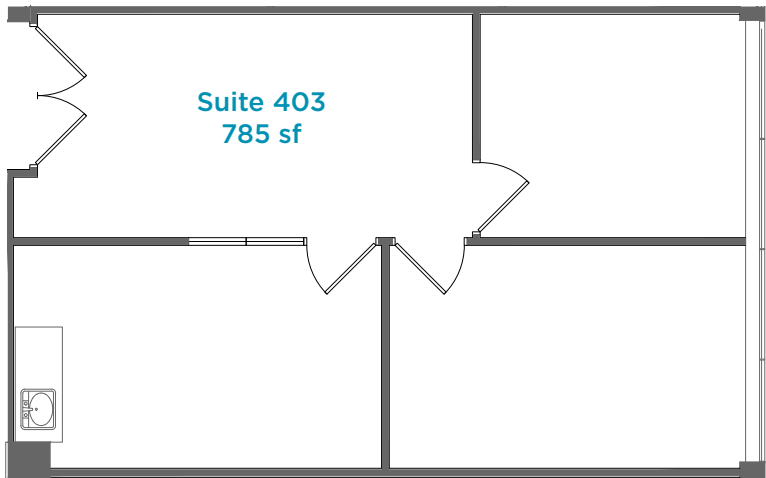
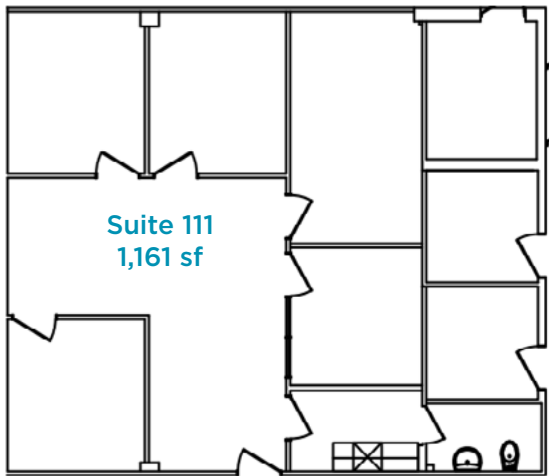
- Located in the established community of Willow Park in SE Calgary
- Adjacent to Macleod Trail with easy access to Southland Drive
- 20-minute drive to the Downtown Core
- Easily accessible by public transit via Southland and Anderson LRT stations
- In close proximity to retailers at Willow Park Village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



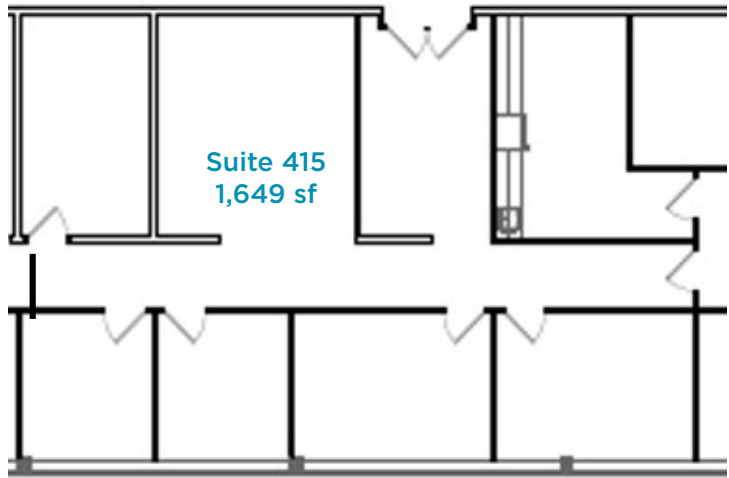
**FOR LEASE**  
**WILLOW PARK CENTRE**  
10325 Bonaventure Drive SE Calgary, AB



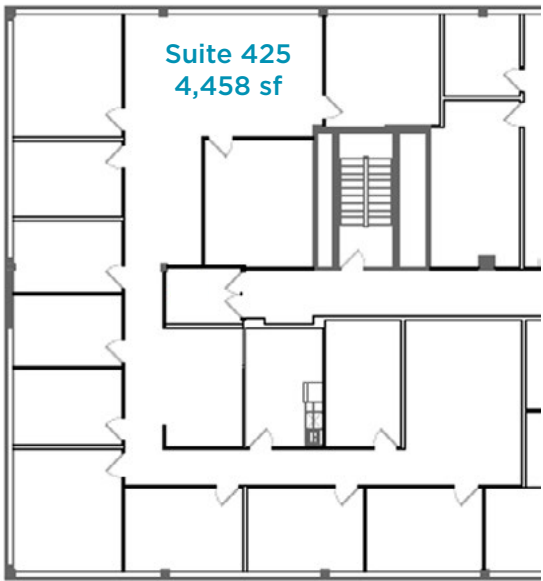
FLOOR PLANS



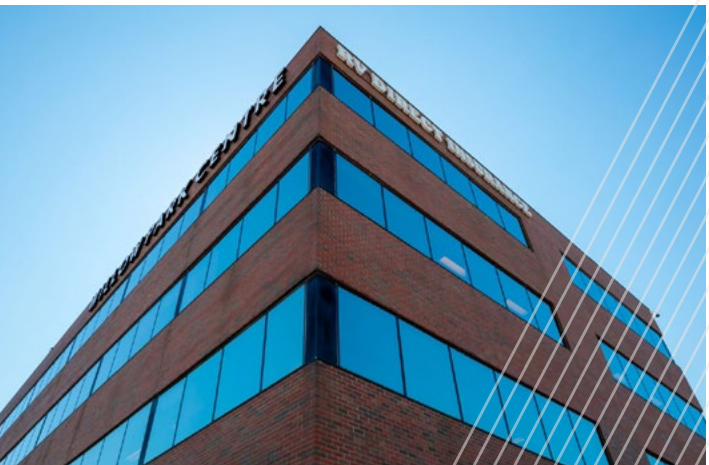
Available July 1, 2025



Turnkey Medical Clinic



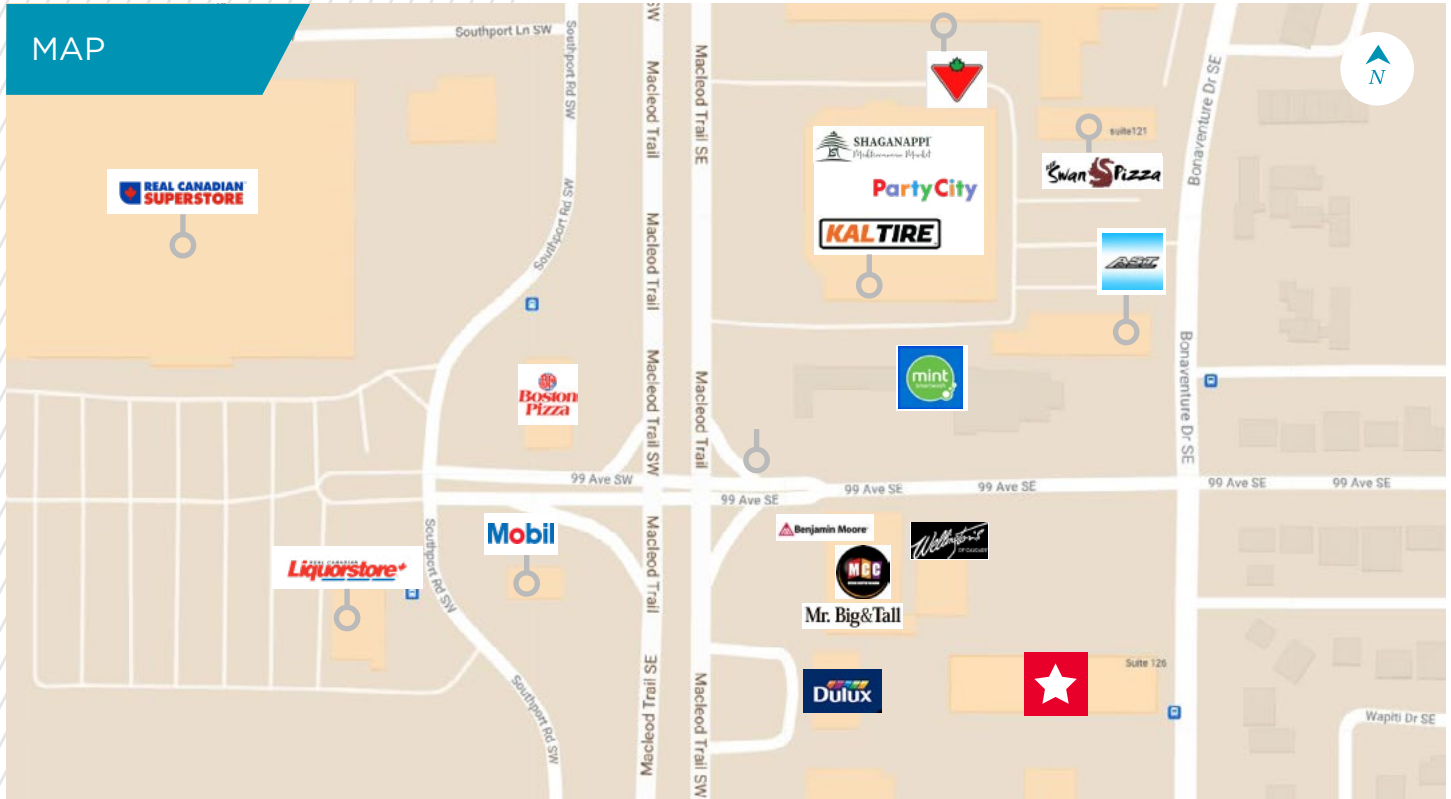
Demisable



# FOR LEASE

## WILLOW PARK CENTRE

10325 Bonaventure Drive SE Calgary, AB



137,335

POPULATION

63%

EMPLOYMENT  
RATE

\$143,092

AVG HOUSEHOLD  
INCOME

43

MEDIAN AGE

5km radius

## CONTACT:

### TRENT PETERSON

Vice President  
Office Leasing & Sales  
D: +1 403 261 1101  
M: +1 403 771 5969  
trent.peterson@cushwake.com

### DAVID LEES

Executive Vice President  
Office Leasing & Sales  
D: +1 403 261 1102  
M: +1 403 869 5025  
david.lees@cushwake.com

### ADAM RAMSAY

Executive Vice President  
Office Leasing & Sales  
D: +1 403 261 1103  
M: +1 403 660 6390  
adam.ramsay@cushwake.com

Cushman & Wakefield ULC | Suite 2400, 250 - 6th Ave SW, Calgary, AB T2P 3H7 | [cushmanwakefield.com](http://cushmanwakefield.com)