

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

Operating Costs Main Floor: \$17.27 psf (est. 2025)
Upper Levels: \$18.51 psf (est. 2025)
*No janitorial & includes utilities.

Availability Immediately

Parking 71 surface visitor stalls, and
2 accessible stalls

Parking Cost \$85.00 per stall, per month

TI Allowance Negotiable

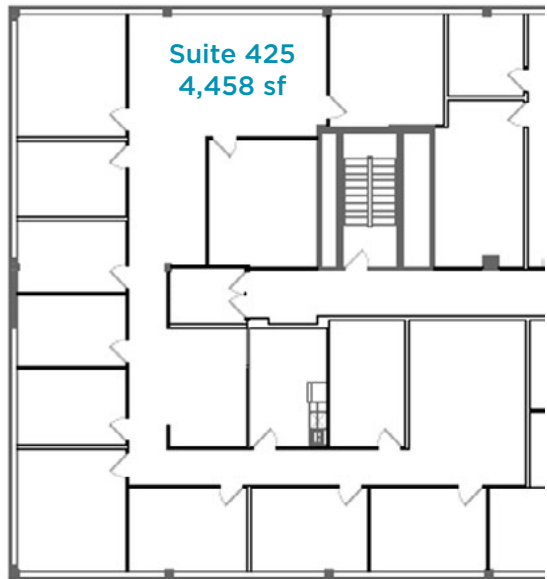
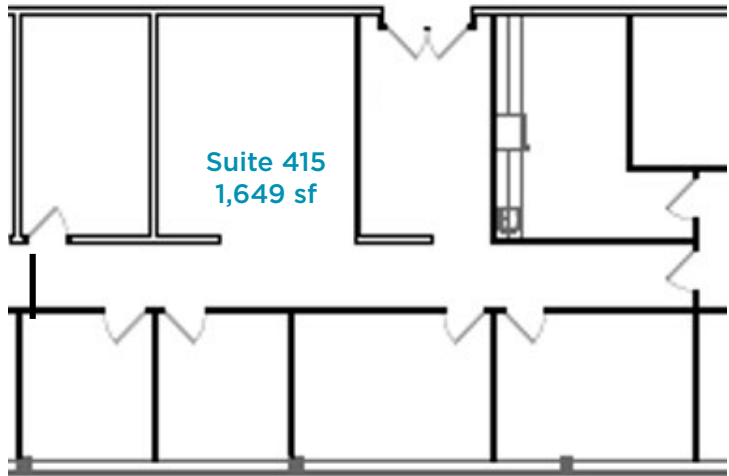
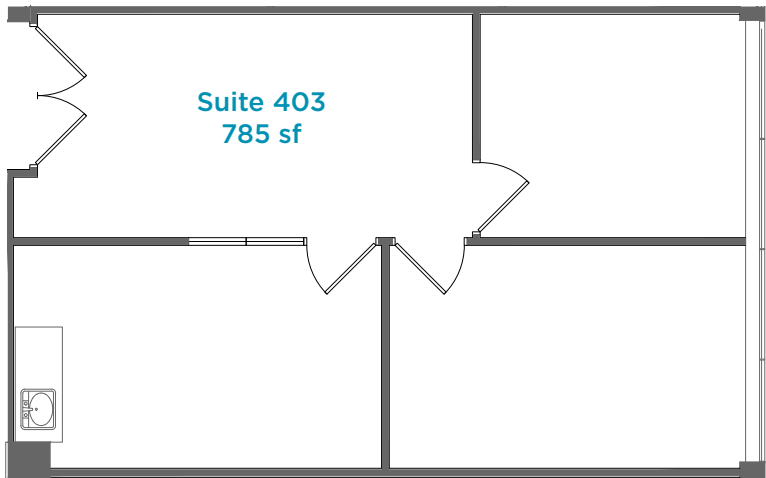
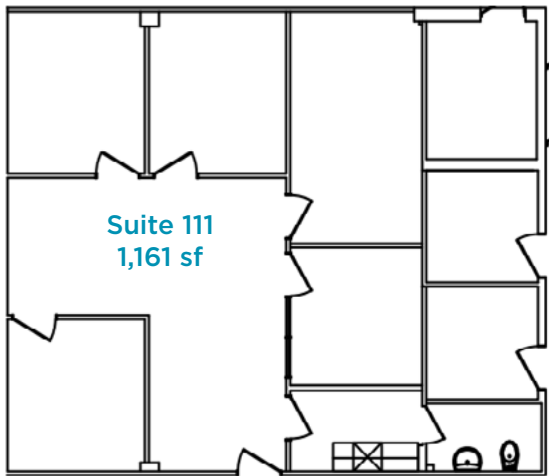
PROPERTY HIGHLIGHTS

- 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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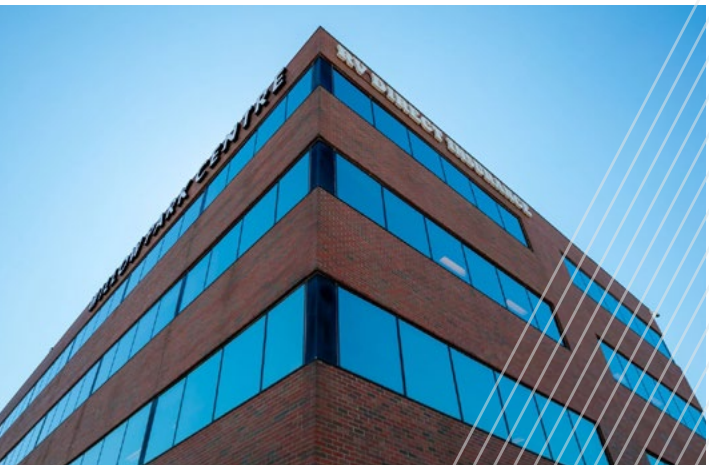


FLOOR PLANS



Turnkey Medical Clinic

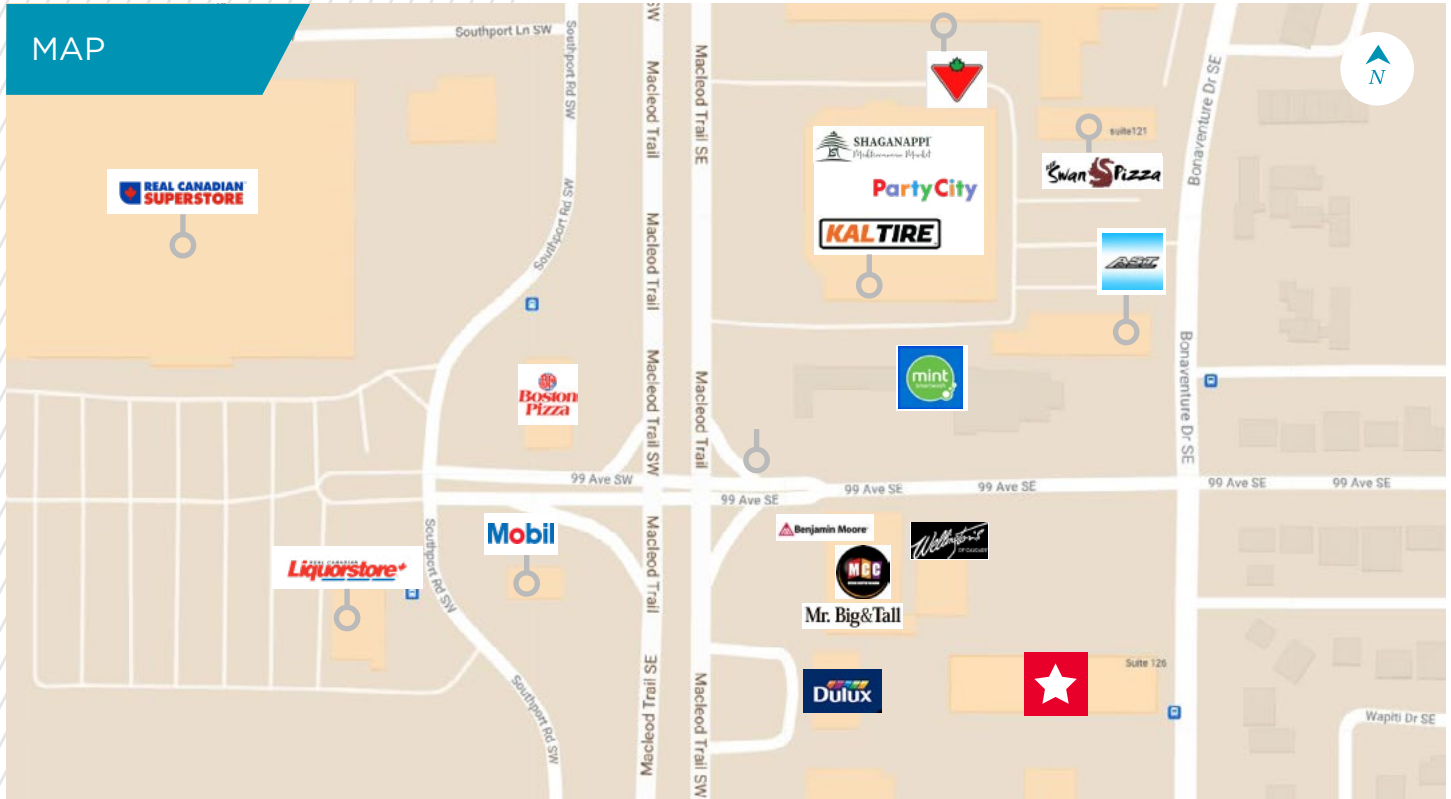
Demisable



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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