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



### **PROPERTY DETAILS**

CUSHMAN & WAKEFIELD

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





# CUSHMAN & WAKEFIELD



Demisable







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# CUSHMAN & WAKEFIELD



POPULATION

EMPLOYMENT RATE AVG HOUSEHOLD

5km radius

MEDIAN AGE

## **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

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