

FOR LEASE

HORIZON WEST



2723 37TH AVENUE NE

CALGARY, AB

PROPERTY OVERVIEW

SITE AERIAL



HIGHLIGHTS



Less than a 15 minute drive to Downtown Calgary and the Calgary International Airport



Short drive to amenities including Sunridge Mall, Costco, Starbucks, Tim Hortons and Cactus Club



Walking distance to the Whitehorn LRT station



Free parking with dedicated visitor stalls



Building has fibre optics

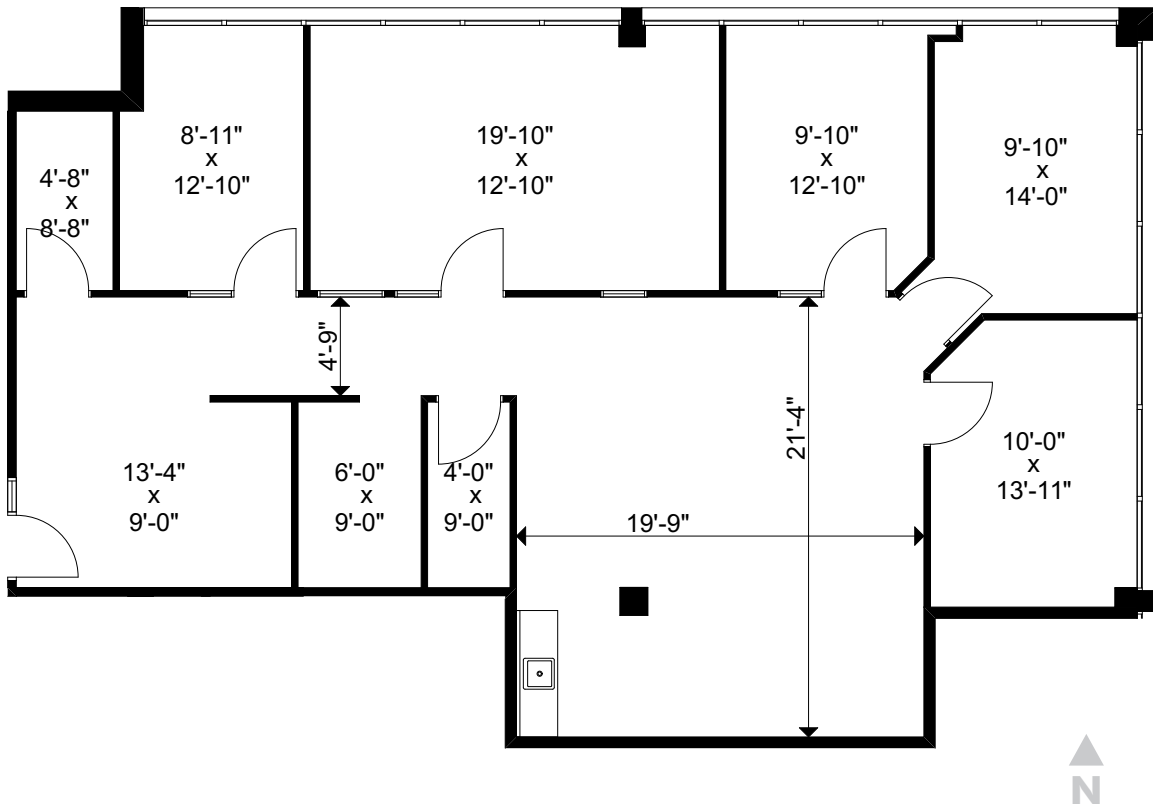
DESCRIPTION

YEAR BUILT	1980
SPACE AVAILABLE	Suite 106: 1,957 SF Suite 203: 6,160 SF Suite 206: 1,713 SF*
BASIC RENT	Market
OPERATING COSTS	\$13.36 PSF (2023)
AVAILABLE	Immediately *February 1st, 2024
TERM	1-10 years
PARKING	Suite 203: 12 stalls 8 dedicated visitor stalls

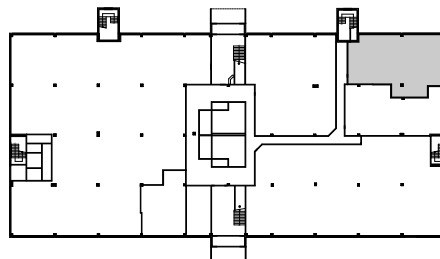
FLOOR PLANS

SUITE 106

SUITE 106
1,957 SF // Move-In Ready



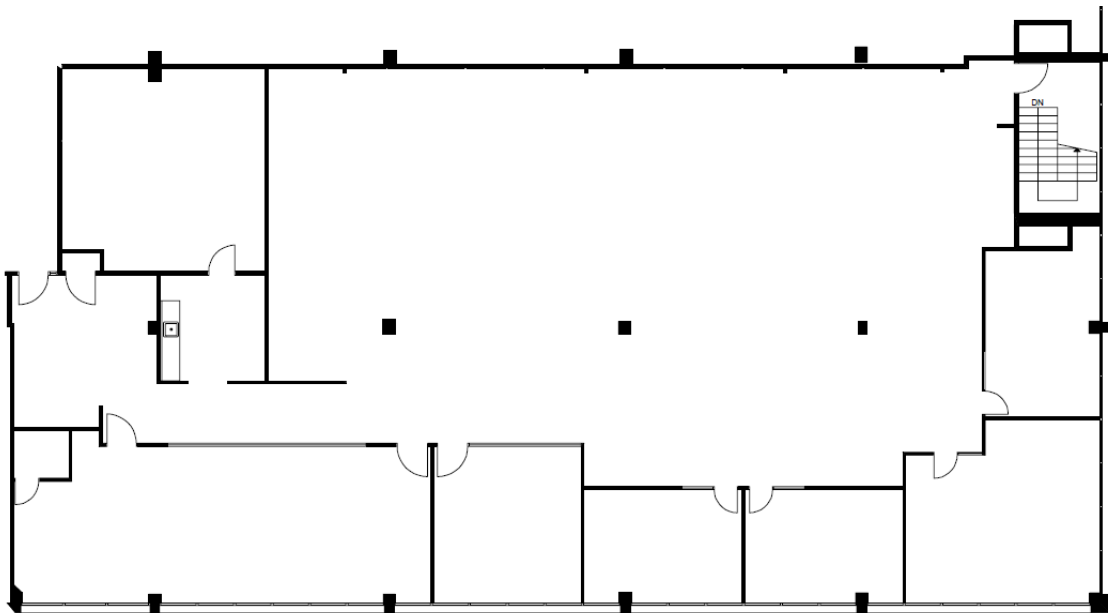
KEY PLAN



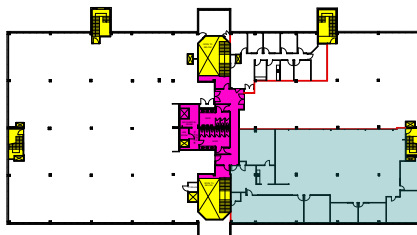
FLOOR PLANS

SUITE 203

SUITE 203
6,160 SF



KEY PLAN

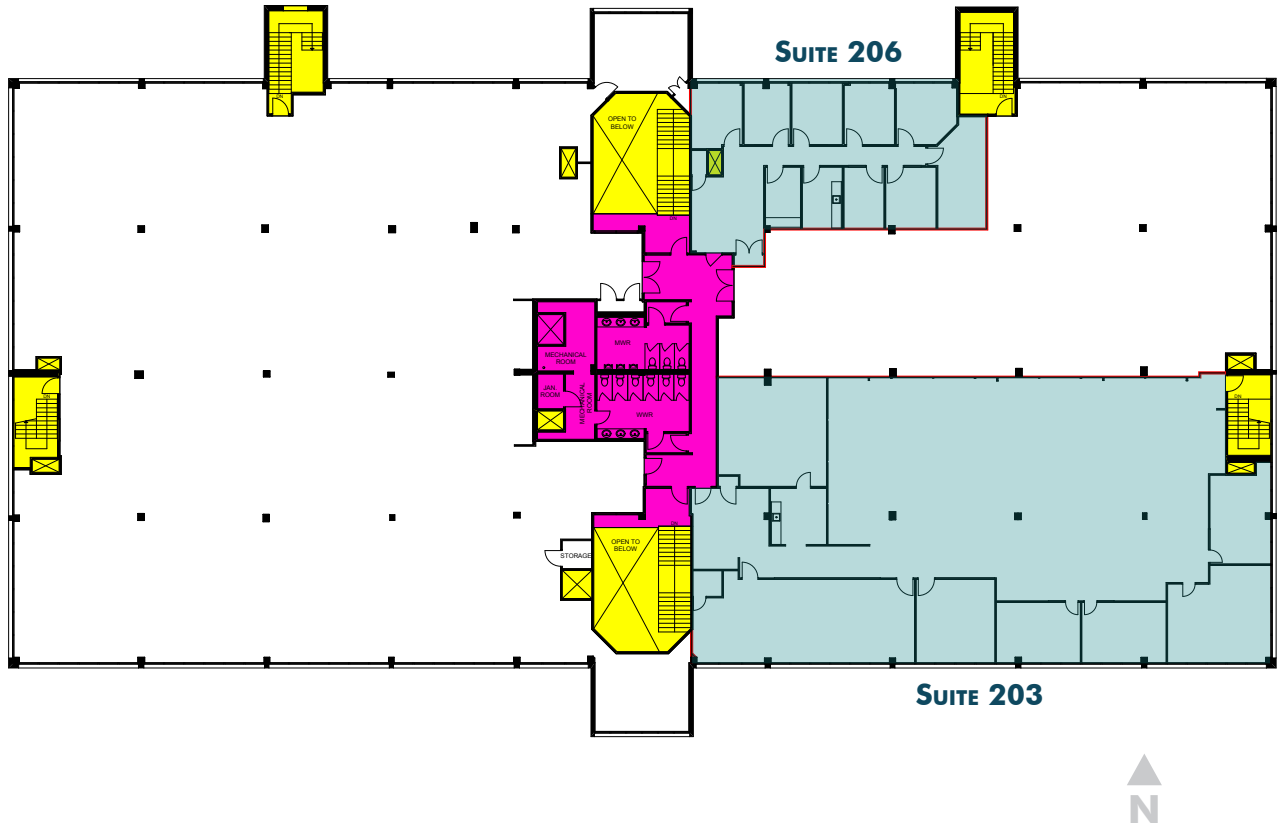


FLOOR PLANS

SECOND FLOOR

SUITE 203
6,160 SF

SUITE 206
1,713 SF



NEARBY AMENITIES

Horizon West:
2723 37 Avenue NE

Food

- 1 Cactus Club
- 2 A&W
- 3 Burger King
- 4 Joey Barlow
- 5 Tony Roma's
- 6 Earls
- 7 Mcdonalds
- 8 Carls Jr
- 9 Chop Steak House
- 10 Moxies
- 11 Cattle Baron

Recreation / Health & Fitness

- 12 McCall Lake Golf
- 13 Jaycee Slowpitch Park
- 14 The Hangar Flight Museum
- 15 Bowling Depot
- 16 Silverwing Links Golf Course
- 17 Integrity Performance Crossfit
- 18 Pro Fitness Group
- 19 9Round Fitness
- 20 Fit4Less
- 21 Goodlife Fitness

Banks

- 22 TD Canada Trust
- 23 BMO
- 24 ATB Financial
- 25 First Calgary Financial
- 26 Scotiabank
- 27 CIBC

Other

- 28 Michaels
- 29 Costco Wholesale
- 30 Wholesale Club
- 31 Staples

CONTACT US

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