



Colliers



736 1<sup>st</sup> Avenue NE | Calgary, AB

# Headlease Available in **Bridges Place**

A rare, fully built-out, Bridgeland office space that offers move-in ready medical professional space. Many amenities are within walking distance, with underground parking stalls and street parking opportunities available.

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Accelerating success.

# Property Overview

Bridges Place is conveniently located in Bridgeland. With numerous LRT stations in the immediate area, this property is 5 minutes away from downtown Calgary and 15 minutes away from Calgary International Airport.

<b>Municipal Address</b>	736 1 Avenue NE, Calgary, AB
<b>Available Area</b>	Suite 201: 1,746 SF Suite 203: 3,980 SF
<b>Total Area:</b>	13,694 SF
<b>Net Rent:</b>	\$16.00 PSF
<b>Operating Costs</b>	\$20.48 (2024 est.) Utilities Included Janitorial is included and provided 5 days/week
<b>Occupancy</b>	Immediately
<b>Term</b>	5-10 Years
<b>Signage</b>	Direct signage to 1 <sup>st</sup> Avenue NE available
<b>Parking</b>	Suite 201: 2 stalls @\$240.00/stall/month Suite 203: 9 stalls @\$240.00/stall/month Free street parking in the immediate area
<b>Fibre Provider</b>	Shaw

## Key Highlights



5 minute drive to Downtown Calgary



Elevator access to second floor



Ample Nearby Amenities



Free Street Parking



20 minute drive to Calgary International Airport



After hours access



Quick access to major thoroughfares



Highly-Visible Signage Opportunity





# Floor Plans

## Suite 201

1,746 SF\*

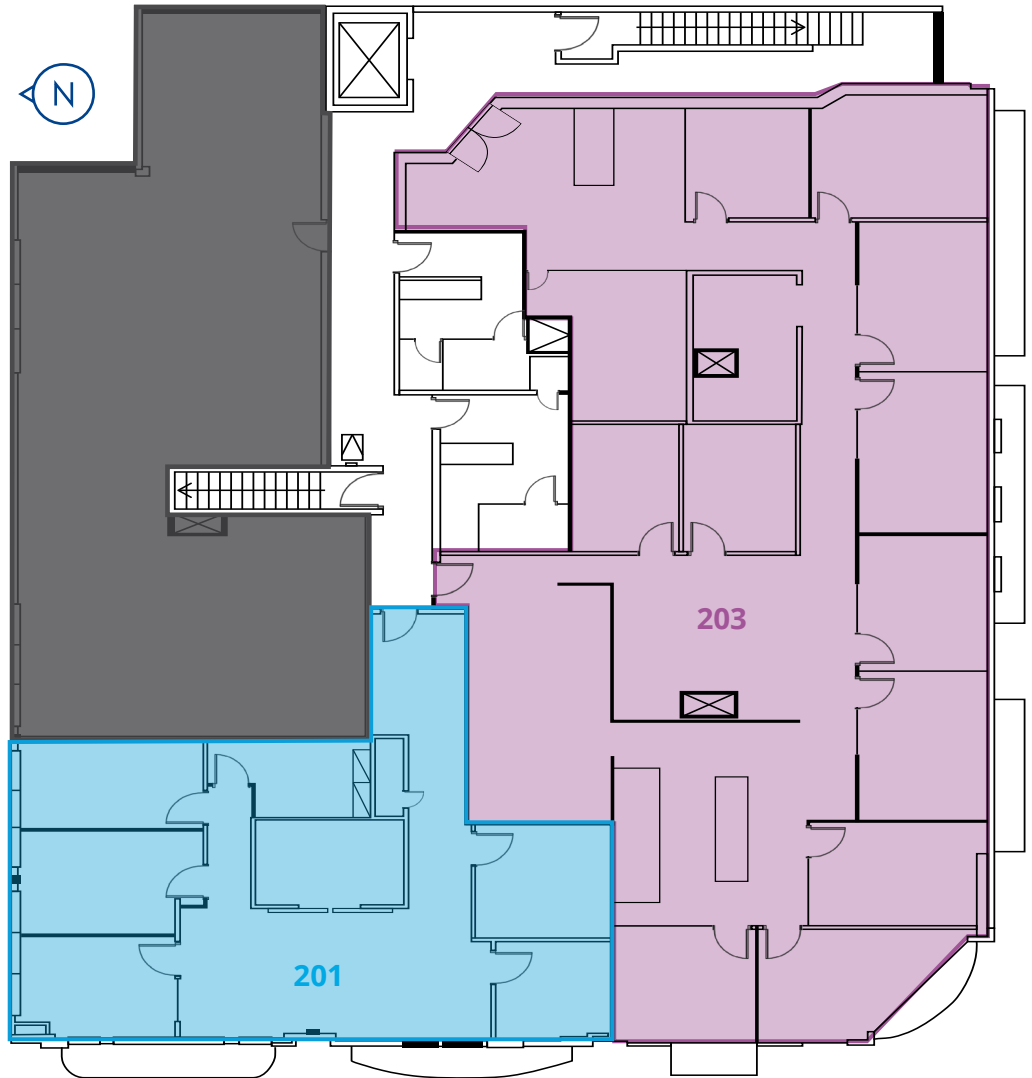
- Move-in Ready
- 5 Offices
- Kitchen
- Large Storage & Copy Room

## Suite 203

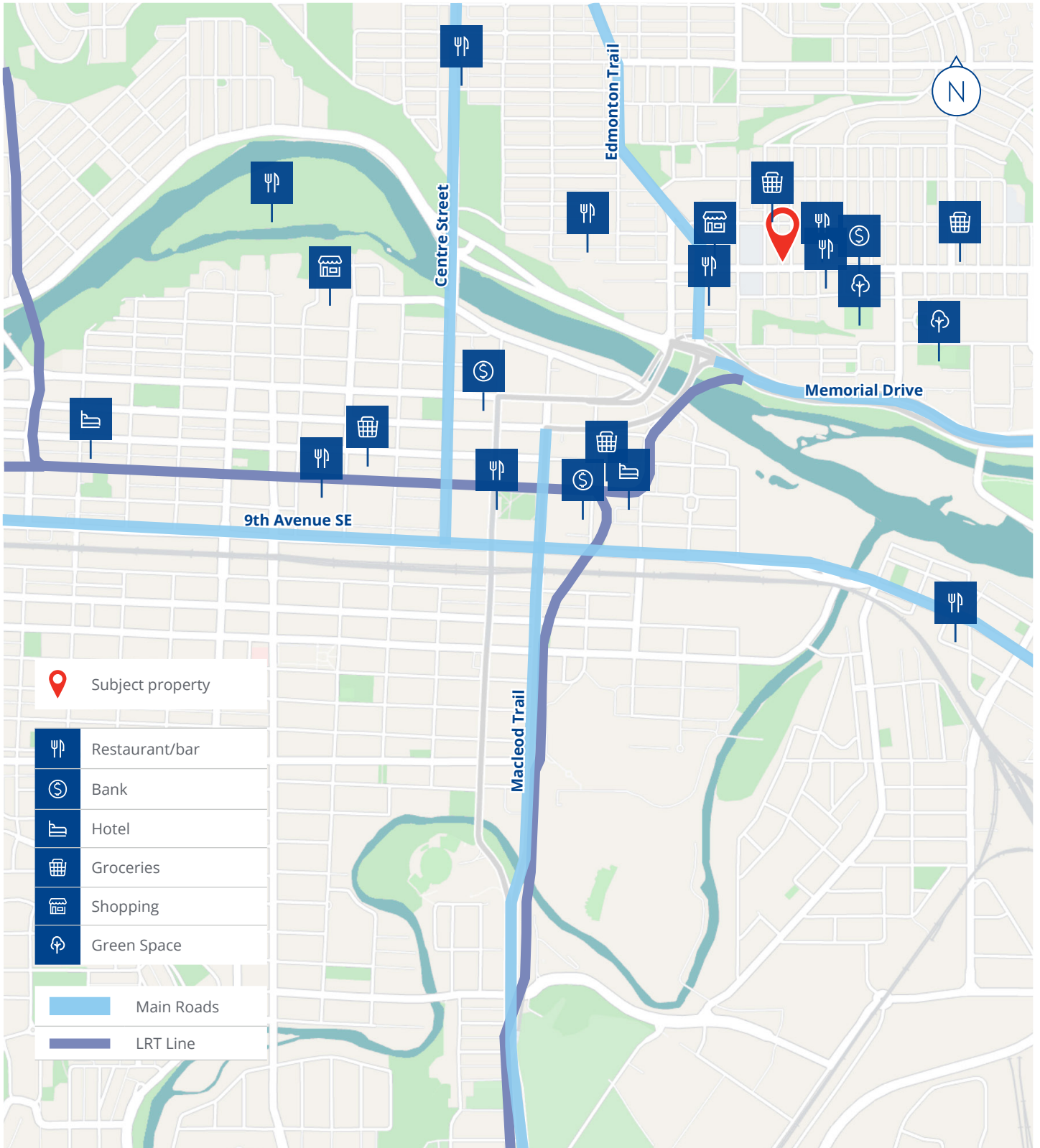
3,980 SF\*

- 15 Offices

\*Suites are contiguous up to 5,726 SF



# Surrounding Amenities





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