

Sloane Square

5920 - 1A Street S.W. | Calgary, Alberta



Office Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

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PROPERTY OVERVIEW



Located two blocks east of CF Chinook Centre and Chinook Professional Tower



On-site parking available at 1:500 SF with reasonable rates



Large interior atrium for client and tenant use



Great access to 58th Avenue, MacLeod, Blackfoot, and Glenmore Trails



Easy walking distance to LRT Station and public transportation routes



Two blocks from 61st Avenue Greenway Corridor

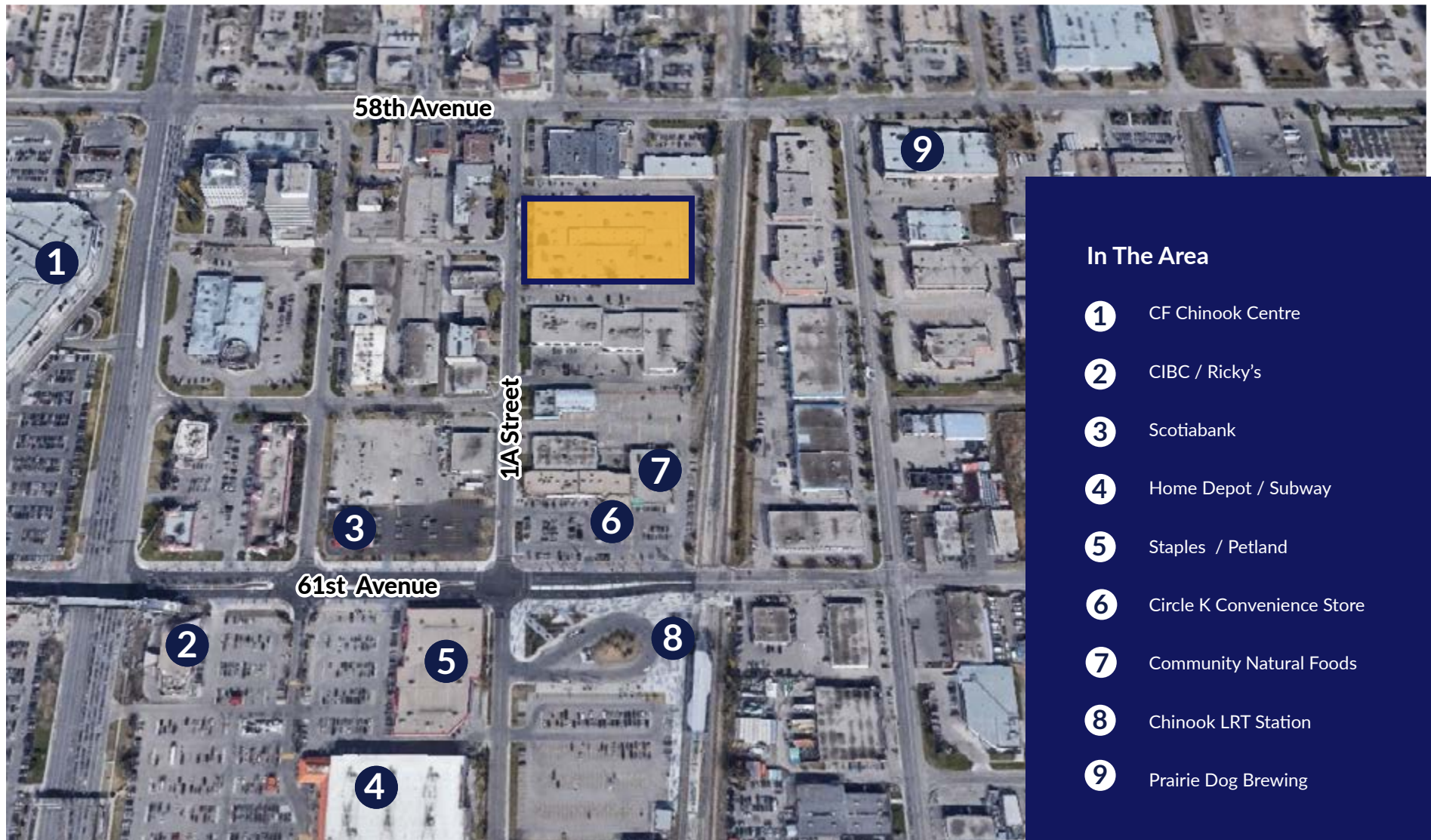
Vacancy Information

Landlord's Legal Name:	Sloane Square Properties Ltd.
Rentable Area/Availability:	Suite 101 3,239 SF - Immediate Suite 507 2,501 SF - July 1/24 Suite 112 1,924 SF - Immediate Suite 604 1,449 SF - Immediate Suite 419 1,235 SF - February 1/24
Annual Lease Rate:	Market
Annual Operating Costs:	\$19.37 PSF
Term:	5-10 years



LOCATION

5920 - 1A Street S.W. | Calgary, Alberta



In The Area

- ① CF Chinook Centre
- ② CIBC / Ricky's
- ③ Scotiabank
- ④ Home Depot / Subway
- ⑤ Staples / Petland
- ⑥ Circle K Convenience Store
- ⑦ Community Natural Foods
- ⑧ Chinook LRT Station
- ⑨ Prairie Dog Brewing

BUILDING LAYOUT



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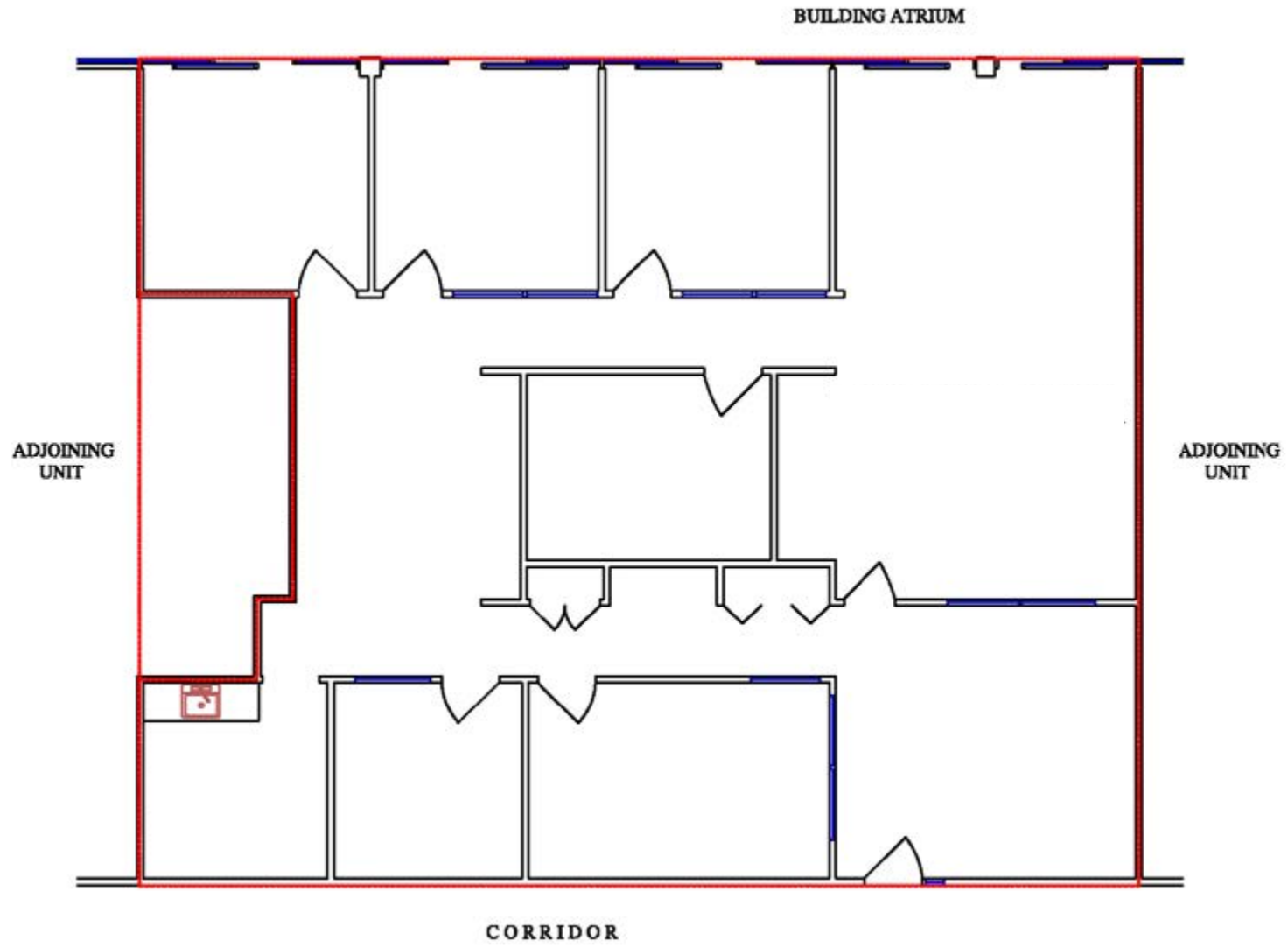
PHOTOS

Suite 101 | 3,239 SF



FLOOR PLAN

Suite 507 | 2,501 SF



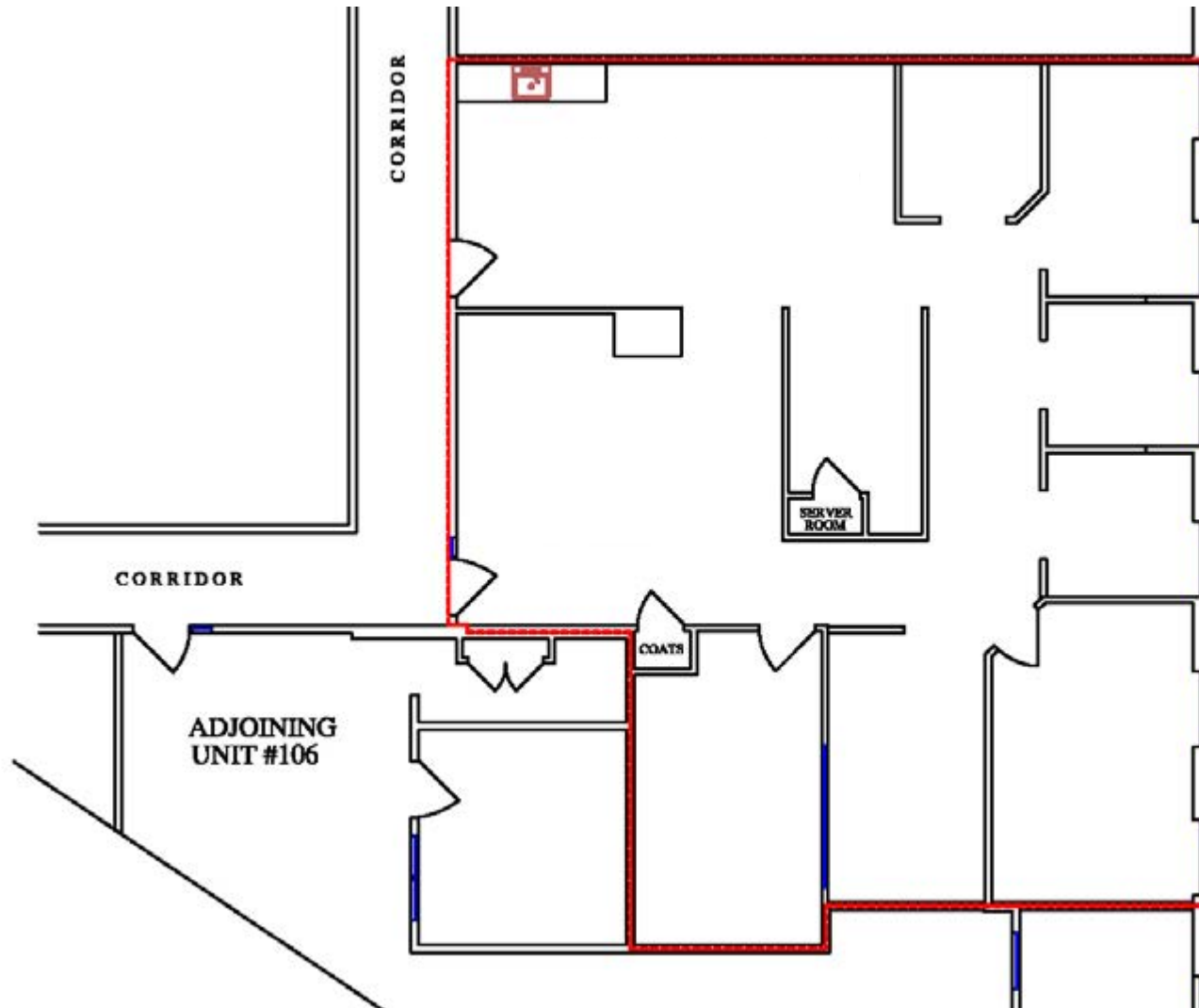
PHOTOS

Suite 112 | 1,924 SF



FLOOR PLAN

Suite 112 | 1,924 SF



RENDERINGS

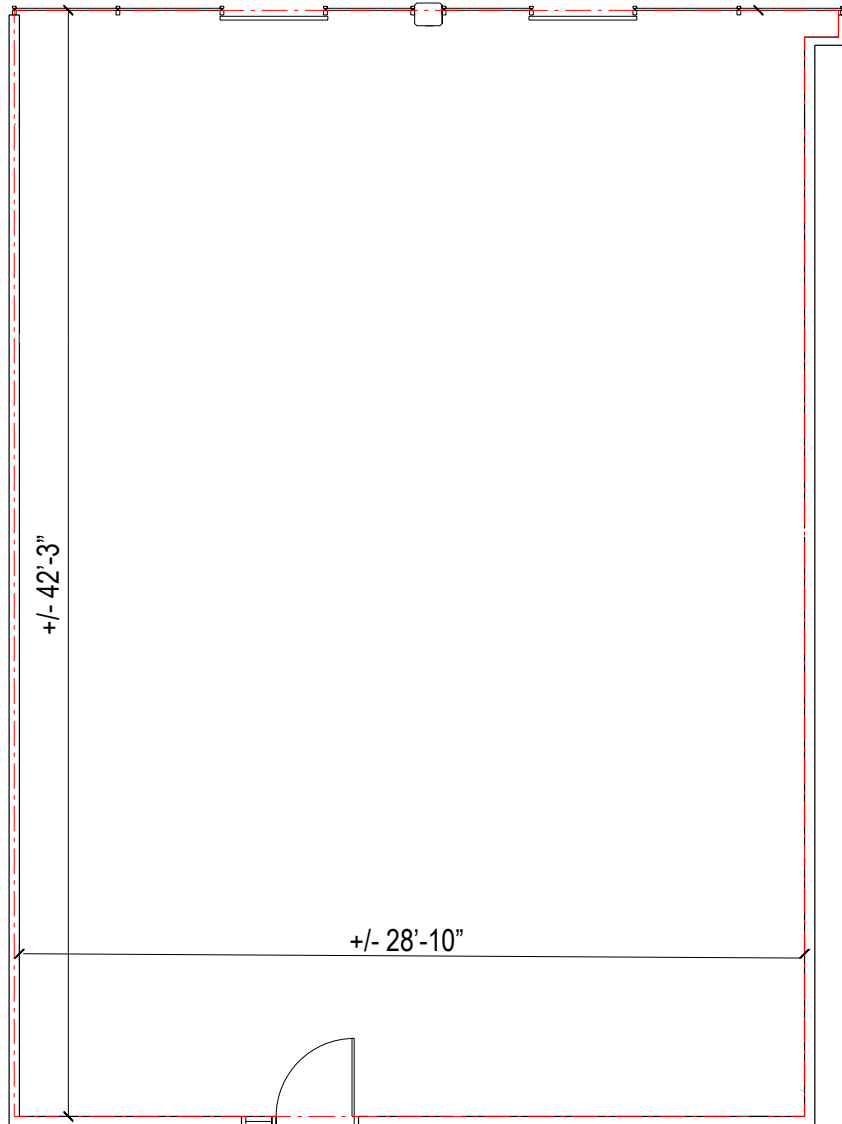
Suite 604 | 1,449 SF - Premises Features

- » Base building condition
- » Direct atrium access
- » Upgraded LED lighting
- » Close proximity to building entrance and common area washrooms
- » New roll-up window coverings
- » Current space plans include a boardroom, two offices, a kitchen, and open work stations



FLOOR PLAN

Suite 604 | 1,449 SF



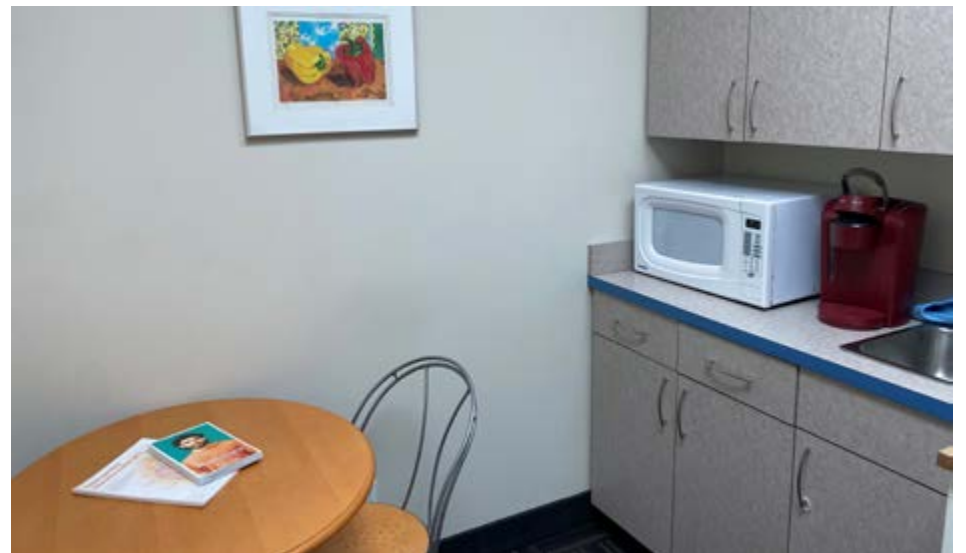
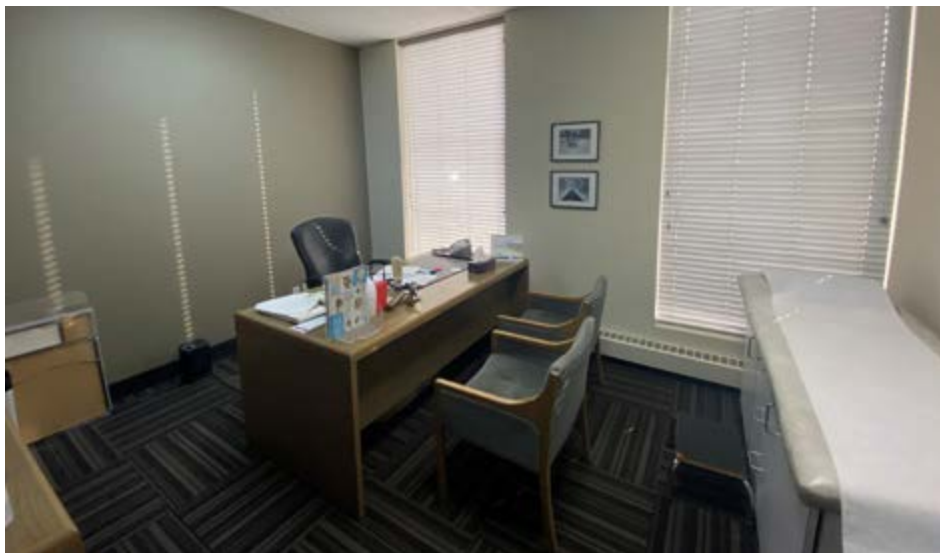
Existing space is in base building condition

Use the link below to view a fully-furnished typical office suite.



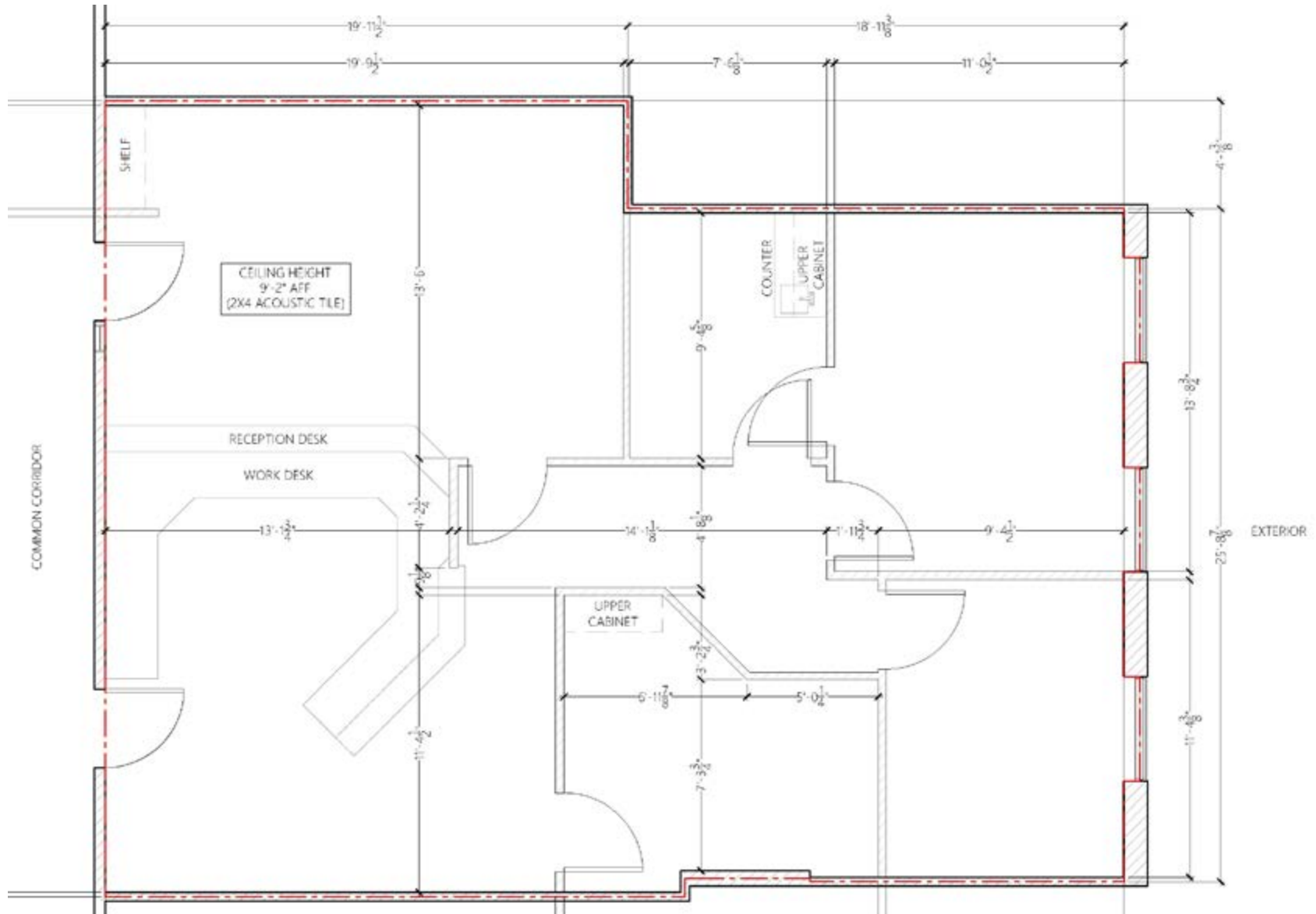
PHOTOS

Suite 419 | 1,235 SF



FLOOR PLAN

Suite 419 | 1,235 SF



IDEAL USES



General Office



Physiotherapy / Massage



Specialty Medical

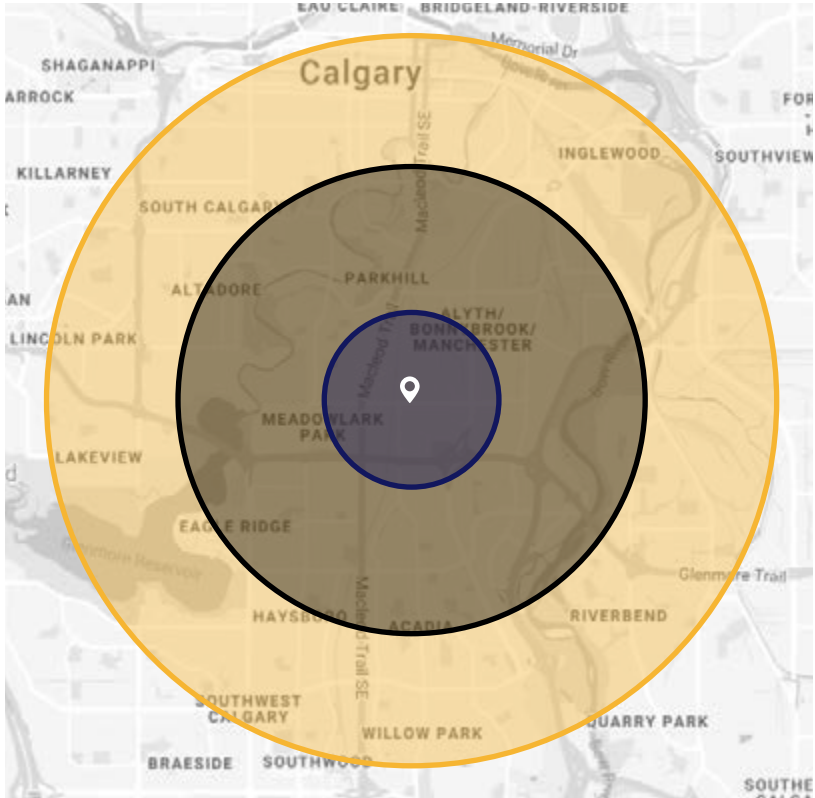


Tech Company

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DEMOGRAPHICS

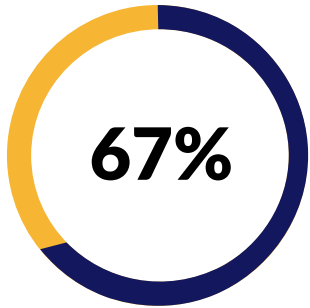
	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	4,980	36,181	145,468
Daytime Population	Sum	26,206	99,764	295,726
Total Households	Sum	2,543	15,569	70,021



● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius



Median age
37 years old



Employment Rate
within 1 km radius



Median Household Income
\$61,608



Primary age group
22-37
year olds



A **MAJORITY**
of the population is
university
educated