

# 6020 Business Park

6020 - 1A Street S.W. | Calgary, Alberta



## Flex Leasing Opportunity



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

**Kalen Morton**  
Senior Leasing Manager  
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# PROPERTY OVERVIEW

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Central location ±5 kms from downtown



Large on-site surface parking lot



Several area amenities including Chinook Centre / Professional Tower



Convenient access to Glenmore Trail, 58th Avenue, and MacLeod Trail



Excellent access to public transportation (LRT station and bus routes)



Building is suitable for both office and/or retail uses

## Vacancy Details

<b>Landlord's Legal Name:</b>	6020 Business Park Ltd.
<b>Rentable Area:</b>	Unit 9   4,576 SF
<b>Lease Rate:</b>	Market
<b>Annual Operating Costs:</b>	\$15.30 PSF + utilities
<b>Availability:</b>	Immediate
<b>Term:</b>	5-10 years
<b>Zoning:</b>	DC
<b>Parking:</b>	Assigned surface + visitor @ no charge



# LOCATION

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6020 - 1A Street S.W. | Calgary, Alberta



## Area Businesses

- 1 Home Depot
- 2 CIBC
- 3 PetSmart / Staples
- 4 CF Chinook Centre
- 5 Scotiabank
- 6 Subway
- 7 Community Foods

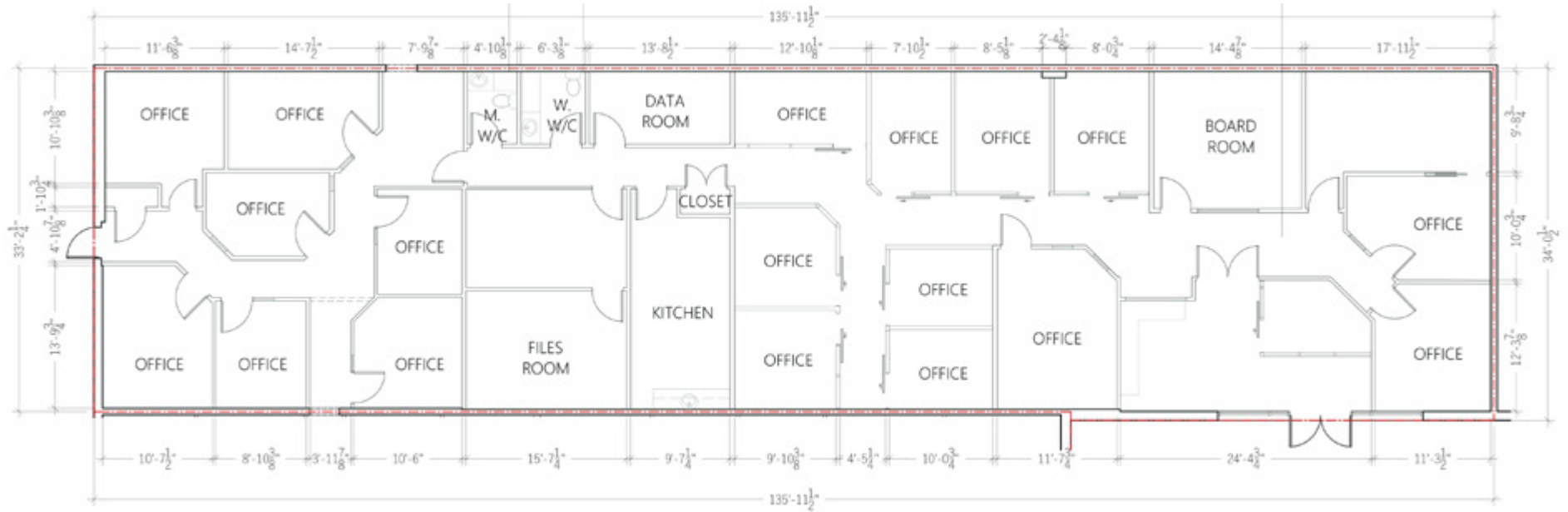
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## Also in the Area

Mark's  
Cineplex Odeon  
Rooms & Spaces

# FLOOR PLAN

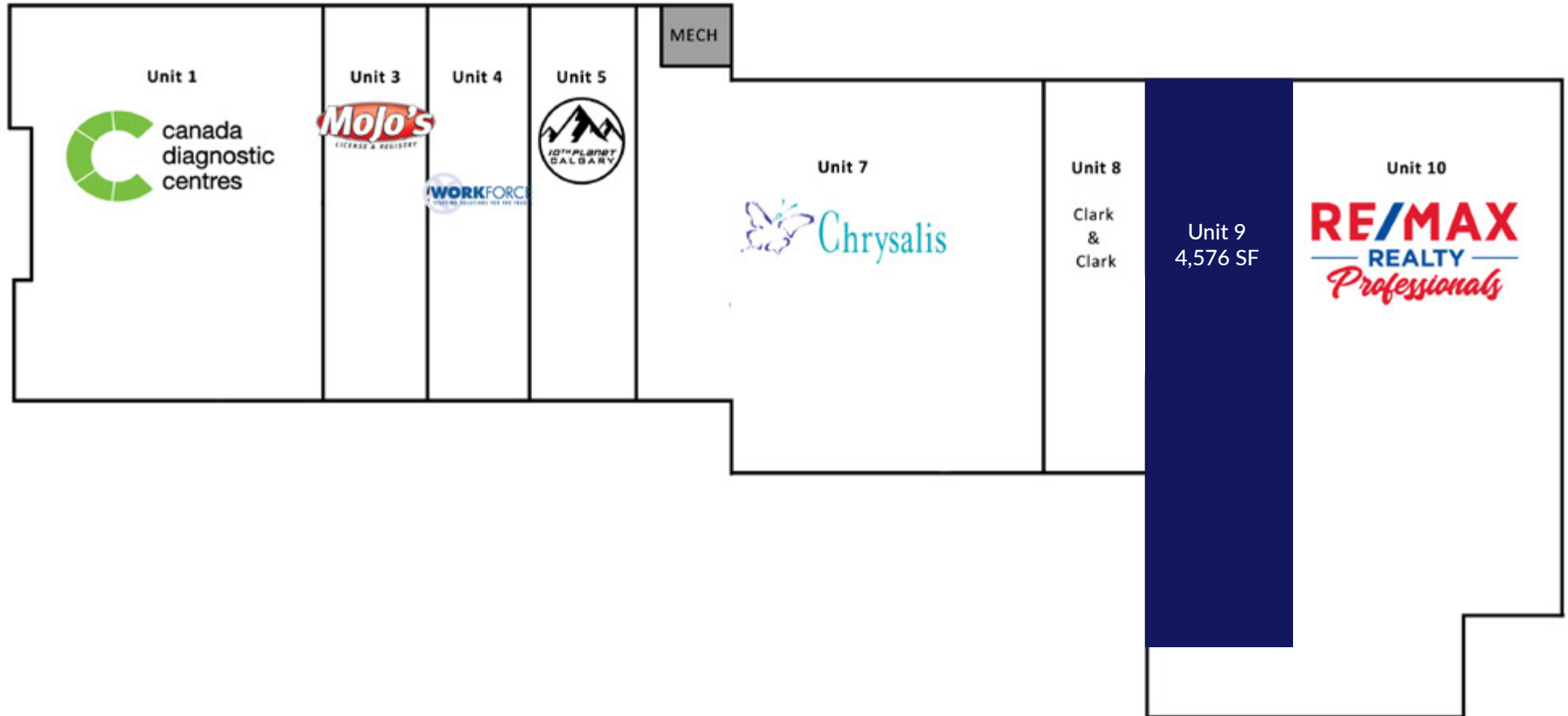
Unit 9 | 4,576 SF



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# SITE PLAN

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# VACANCY IMAGES

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Unit 9 | 4,576 SF



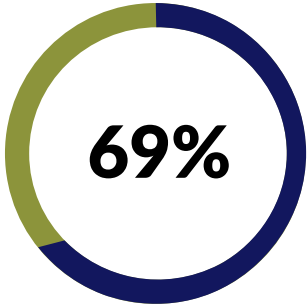
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# DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	2,870	33,724	150,418
Daytime Population	Sum	29,628	102,799	410,977
Total Households	Sum	1,372	15,147	73,794



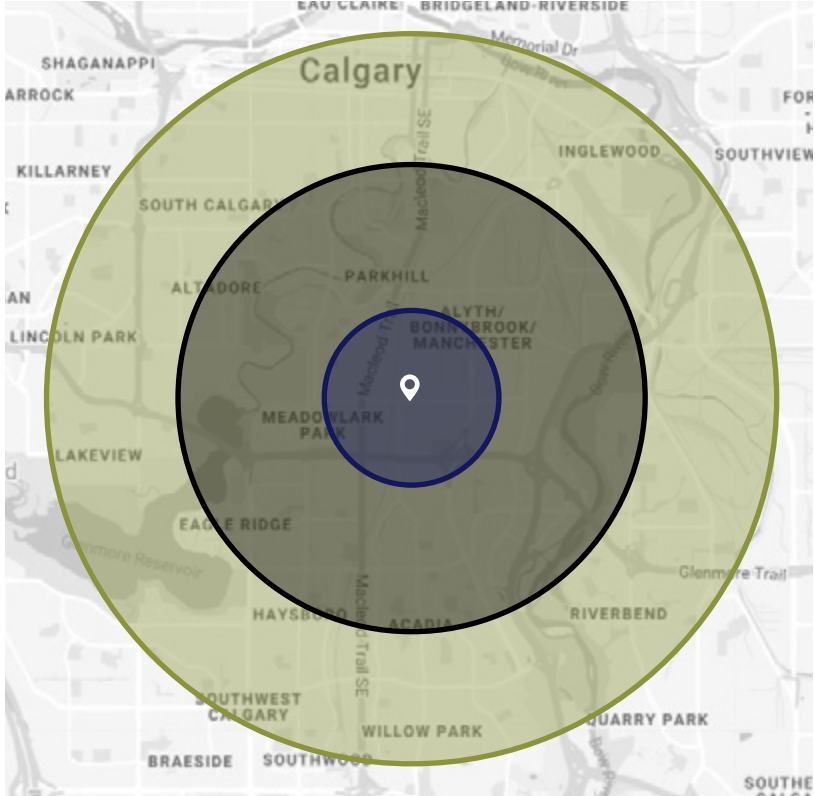
**Median age**  
36 years old



**Employment Rate**  
within 1 km radius



**Median Household Income**  
\$63,007



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


 Primary age group  
**22-37**  
 year olds



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