

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

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ronmor.ca



PROPERTY OVERVIEW



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

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



LOCATION

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Area Businesses

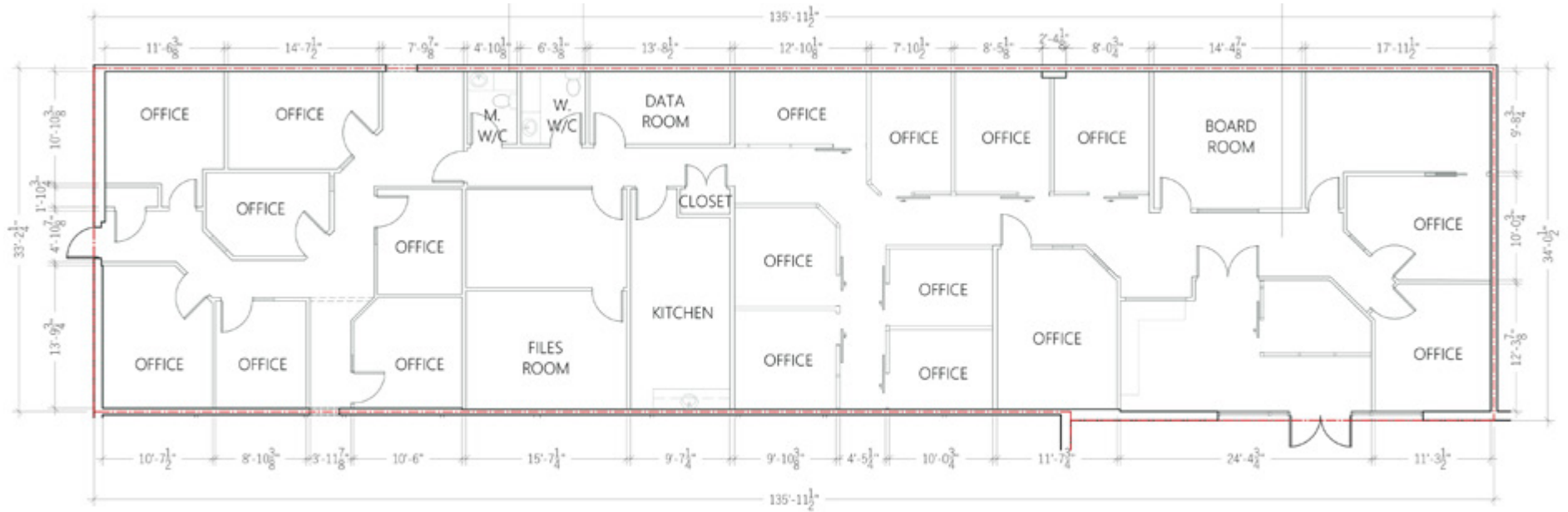
- 1 Home Depot
- 2 CIBC
- 3 PetSmart / Staples
- 4 CF Chinook Centre
- 5 Scotiabank
- 6 Subway
- 7 Community Foods

Also in the Area

Mark's
Cineplex Odeon
Rooms & Spaces

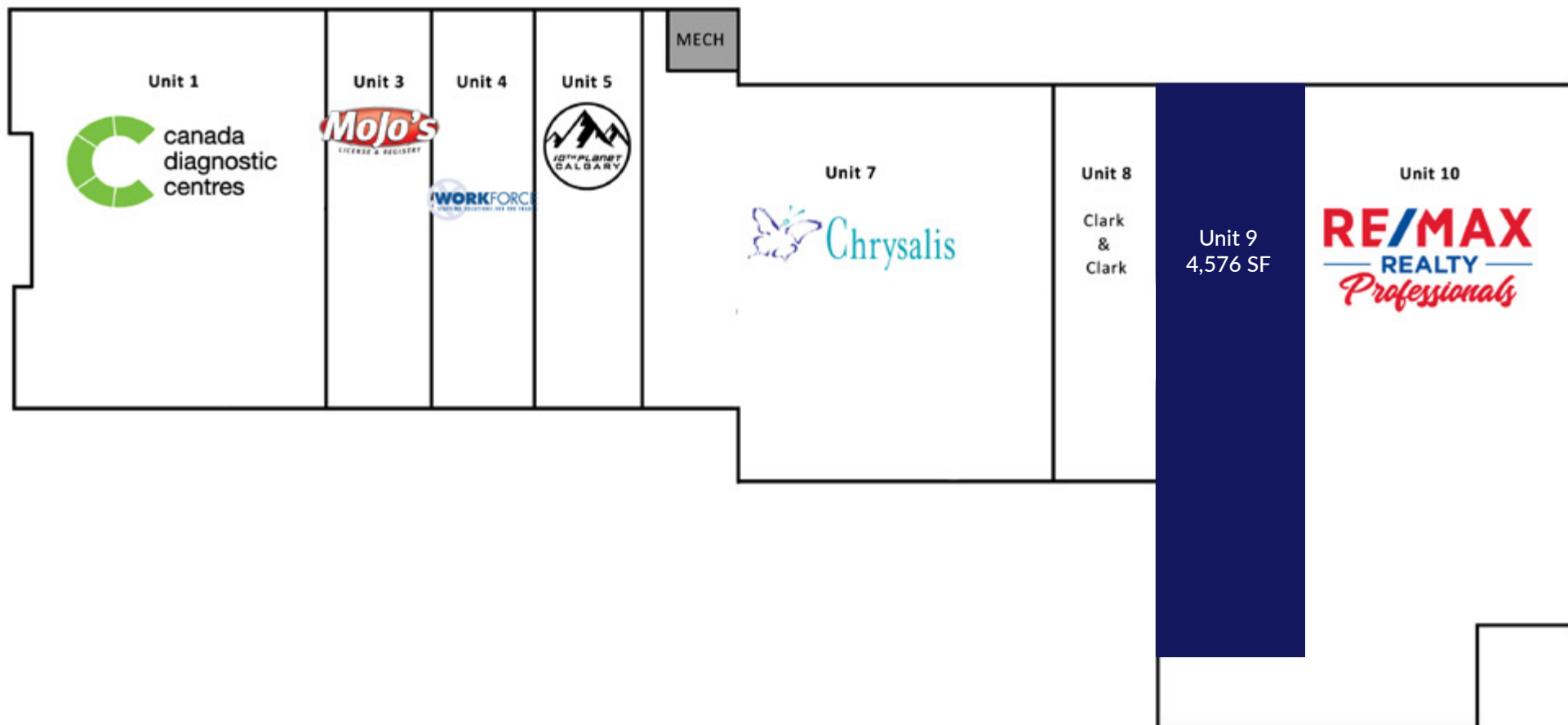
FLOOR PLAN

Unit 9 | 4,576 SF



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SITE PLAN



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VACANCY IMAGES

Unit 9 | 4,576 SF



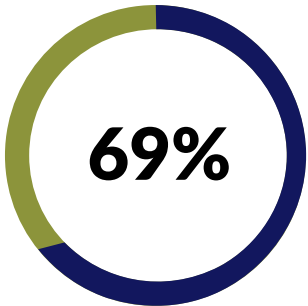
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DEMOGRAPHICS

	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



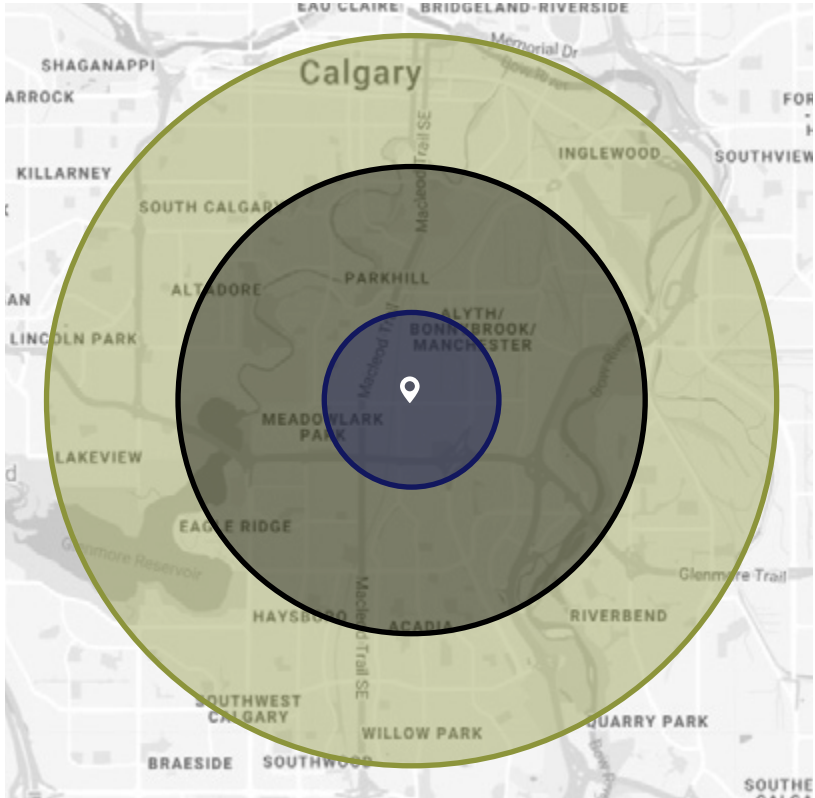
Median age
36 years old



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**