

The Odeon

3332 - 20th 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 in the popular, trendy, and affluent neighbourhood of Marda Loop



Two levels of underground parking atop three floors of office space



130+ businesses in immediate vicinity including professional services, fitness, and restaurants



Main floor anchor tenant is Blush Lane Organic Market



Large outdoor amenity area on the fourth floor rooftop



High pedestrian traffic along busy 33rd Avenue

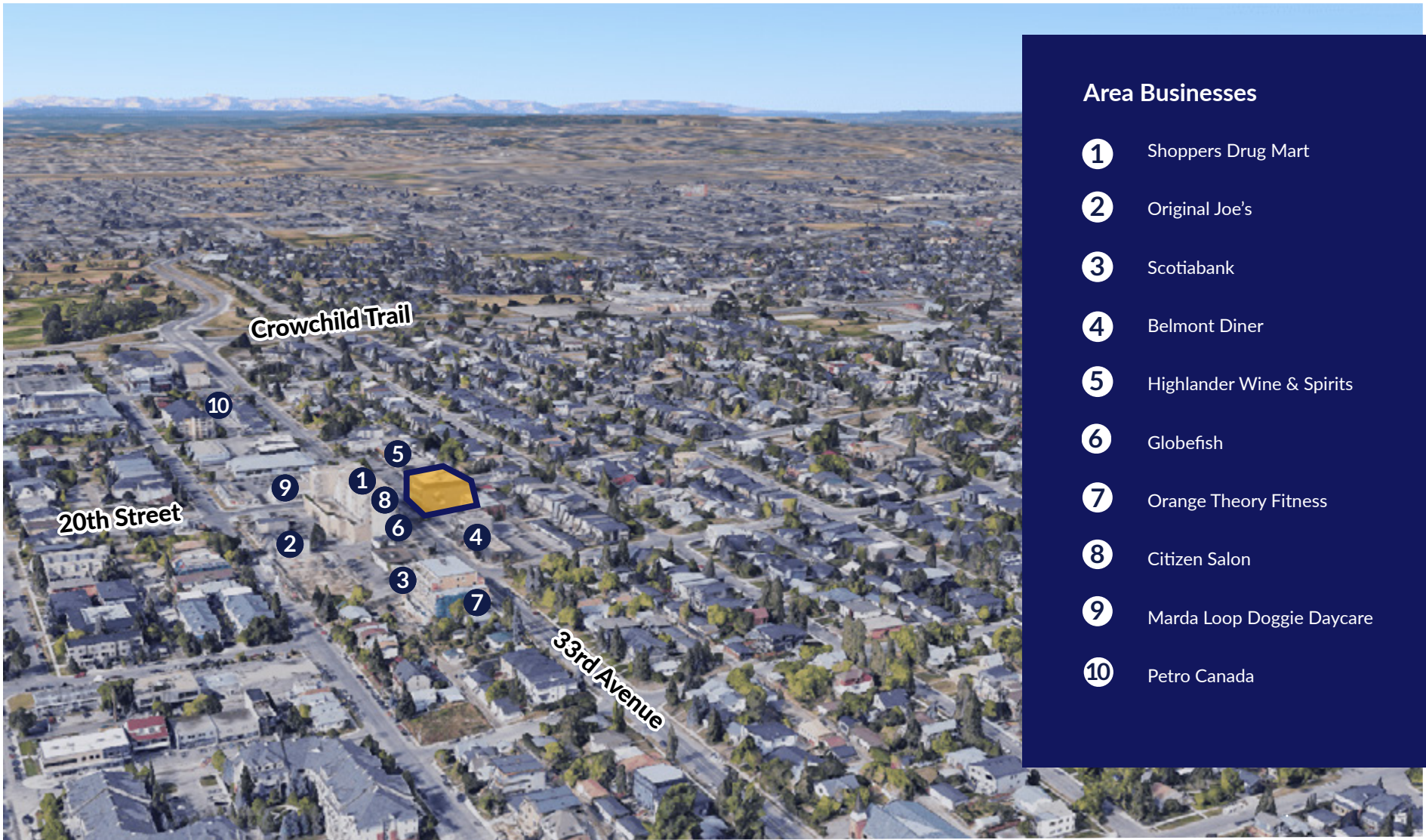
Vacancy Information

Landlord's Legal Name:	Odeon Court Ltd.
Rentable Area:	Suite 316 2,514 SF
Lease Rate:	Market
Operating Costs:	\$25.33 PSF (includes utilities, janitorial, and management fee)
Availability:	September 1/24
Term:	5-10 years
Parking:	2 stalls: 1,000 SF leased @ \$295/stall/month (underground)



LOCATION

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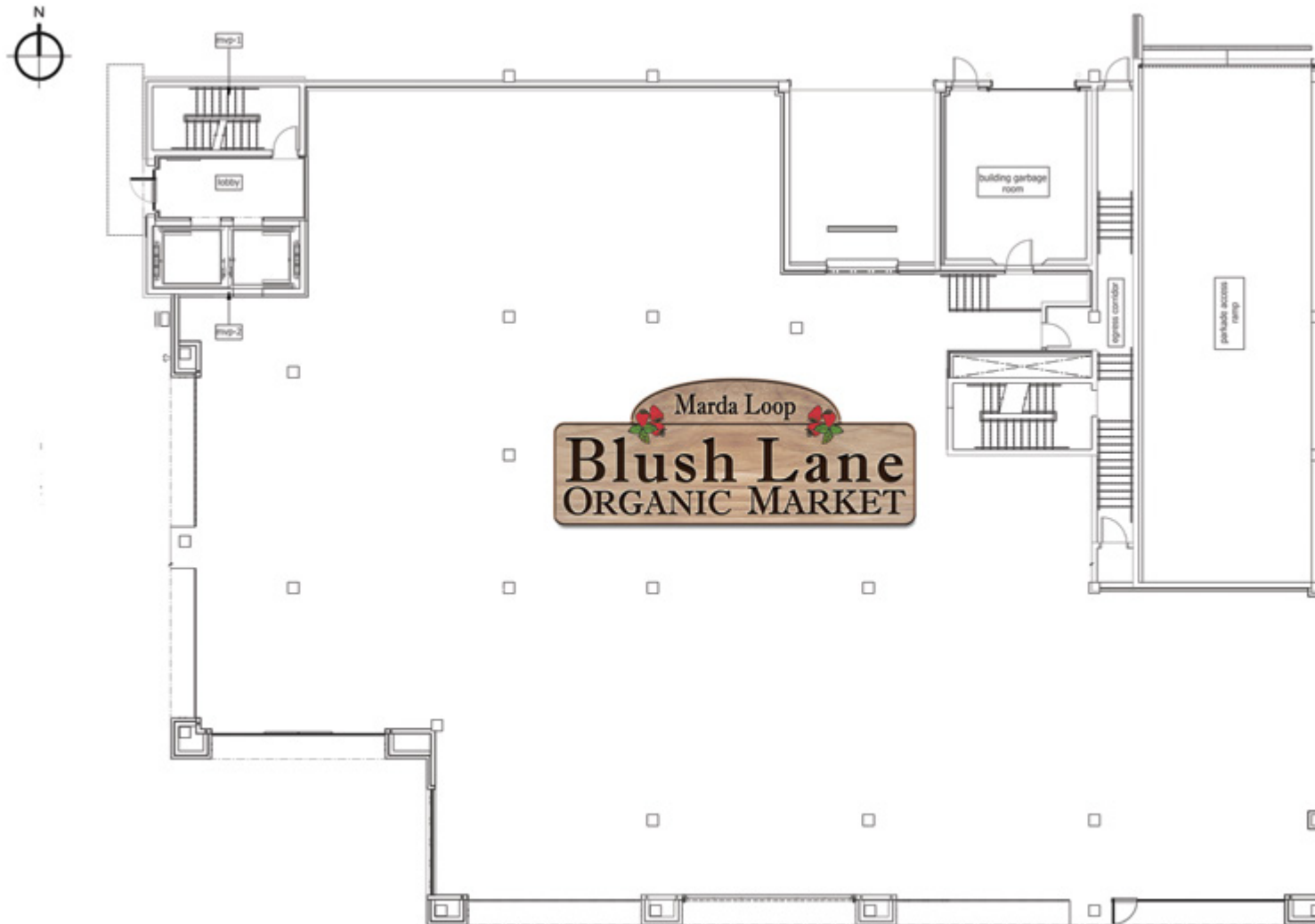


Area Businesses

- 1 Shoppers Drug Mart
- 2 Original Joe's
- 3 Scotiabank
- 4 Belmont Diner
- 5 Highlander Wine & Spirits
- 6 Globefish
- 7 Orange Theory Fitness
- 8 Citizen Salon
- 9 Marda Loop Doggie Daycare
- 10 Petro Canada

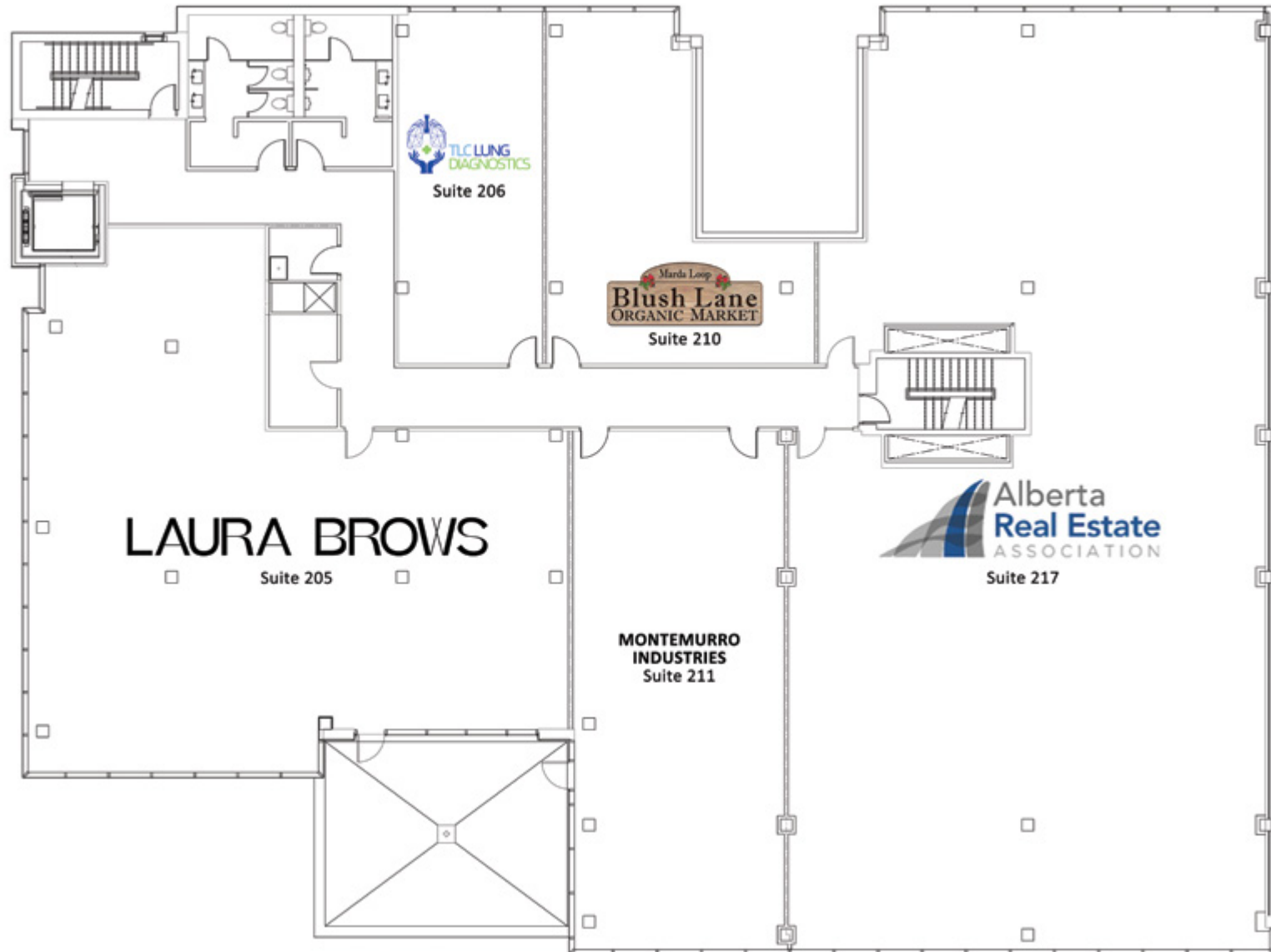
FLOOR PLAN

Main Floor



FLOOR PLAN

Second Floor



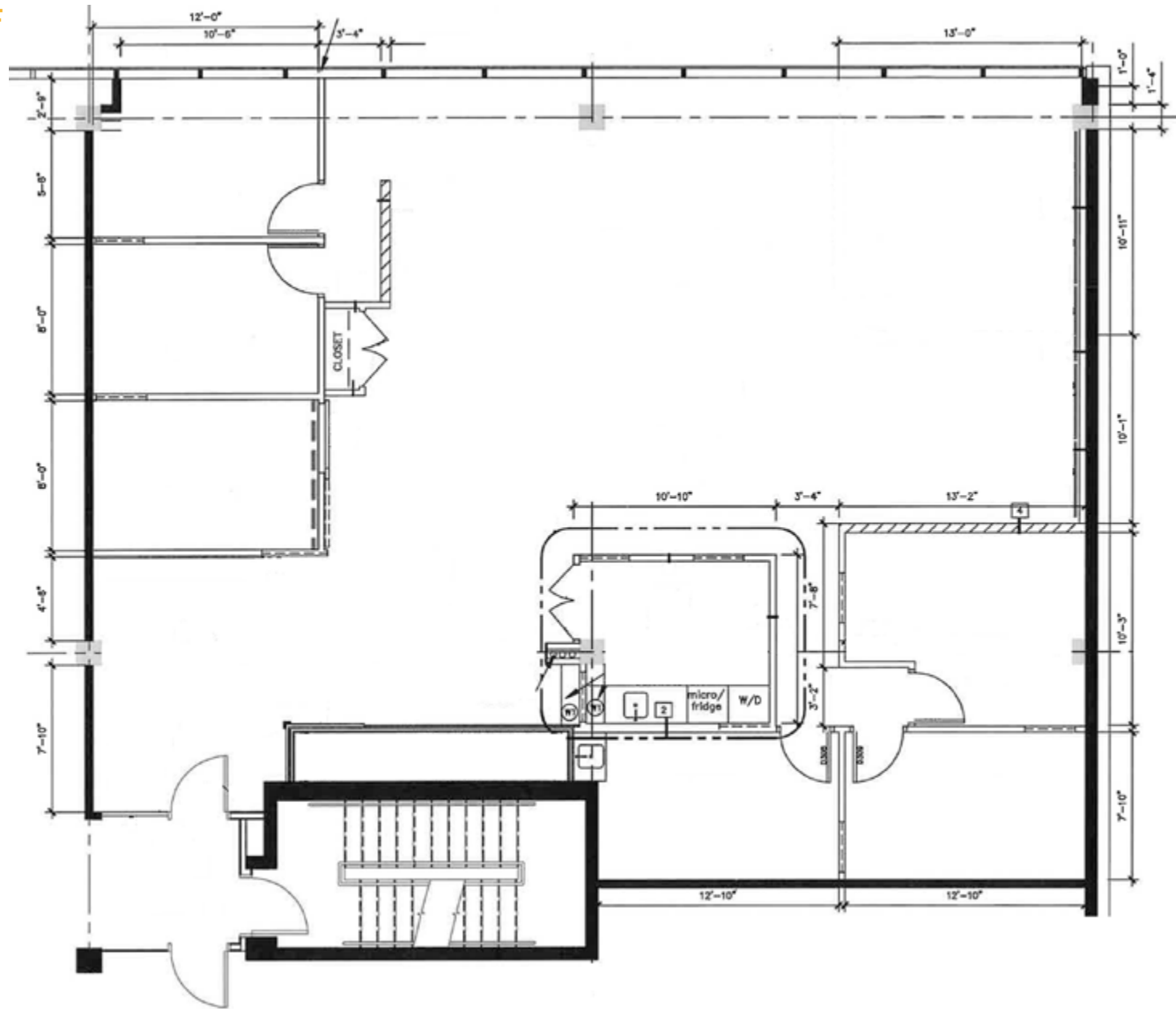
FLOOR PLAN

Third Floor

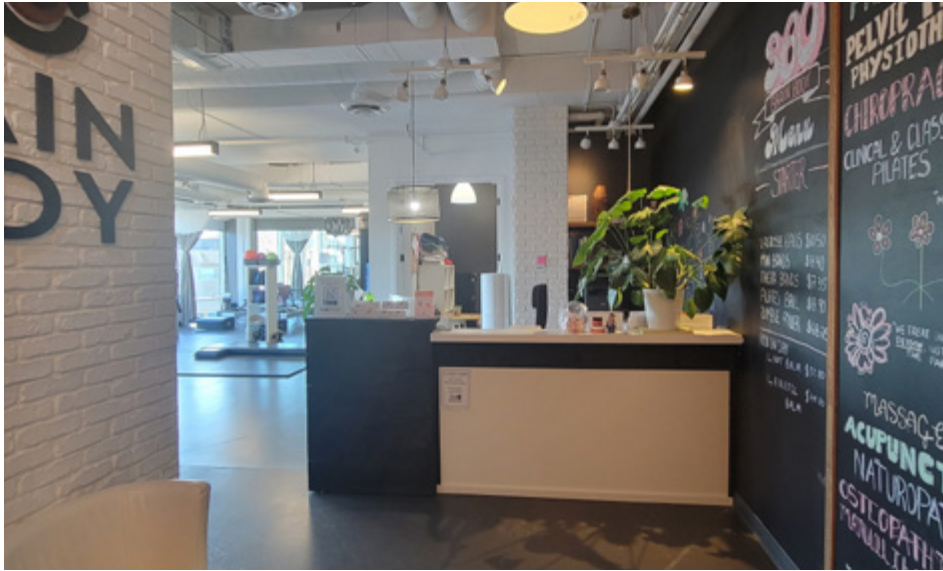


FLOOR PLAN

Suite 316 | 2,514 SF



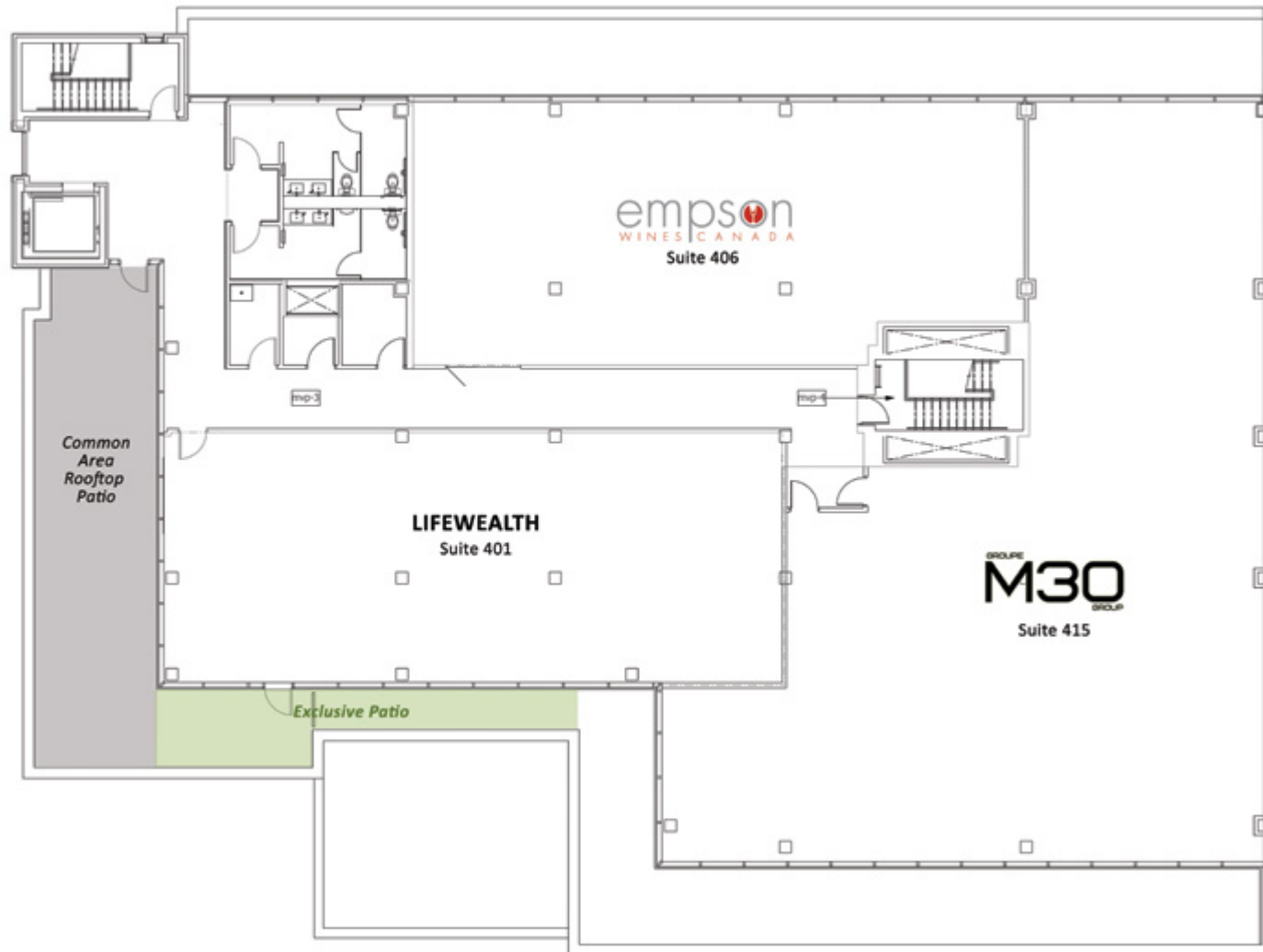
PHOTOS - SUITE 316



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FLOOR PLAN

Fourth Floor

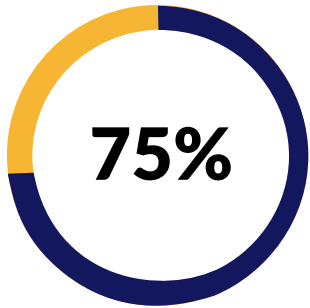


DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,662	88,417	195,733
Daytime Population	Sum	8,416	91,943	424,303
Total Households	Sum	5,932	43,411	94,423



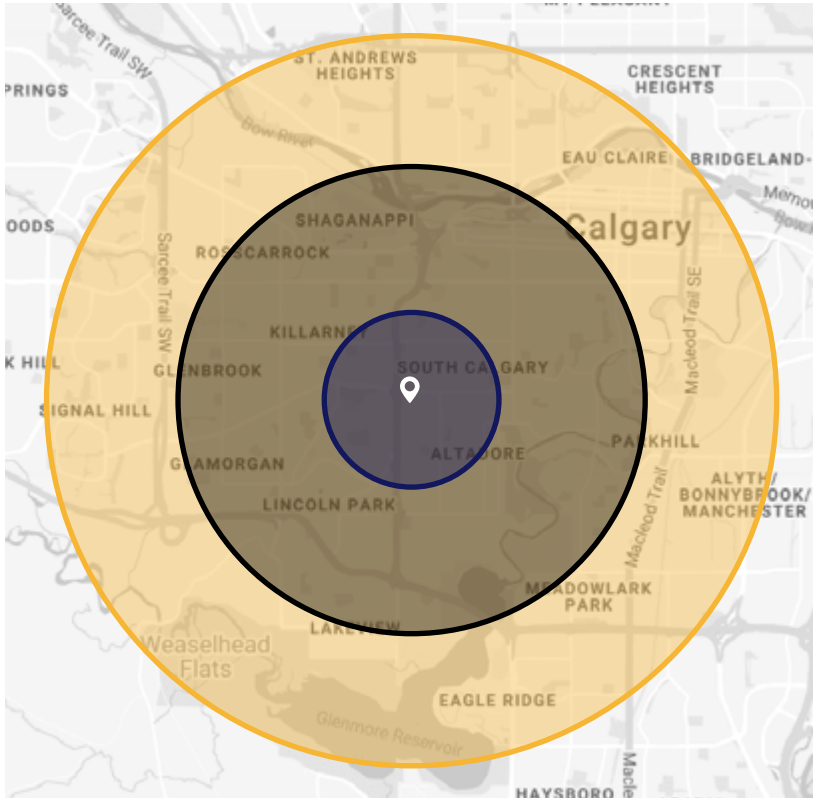
Median age
37 years old



Employment Rate
within 1 km radius



Median Household Income
\$118,312



1 km Radius



3 km Radius



5 km Radius



Primary age group
22-37
year olds



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