

Colliers



1610 37<sup>th</sup> Street SW, Calgary | Alberta

# Westbrook Professional Building for lease

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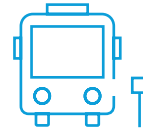
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# Property Overview

<b>Address</b>	1610 37 <sup>th</sup> Street SW, Calgary
<b>Year Built</b>	1964
<b>Parking</b>	Free scramble parking
<b>Rentable Area</b>	Suite 207      983 SF
	Suite 208      1,939 SF
	Suite 209      1,500 SF
	Suite 211      1,500 SF
<b>Rates</b>	Market
<b>Op Costs (2024)</b>	\$23.96
<b>Available</b>	Immediately

## Key Highlights



Direct access to Westbrook LRT station



2 minutes from Westbrook Mall



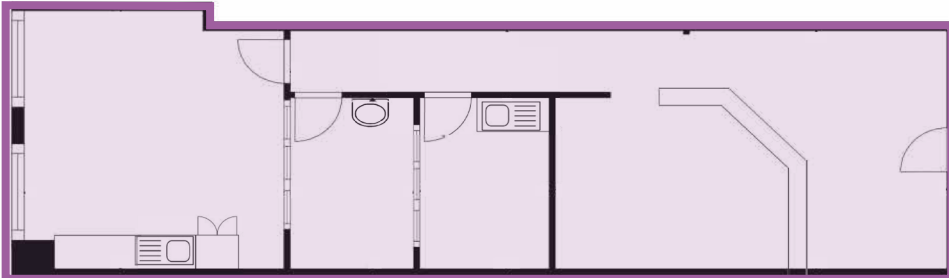
13 minute drive from downtown Calgary



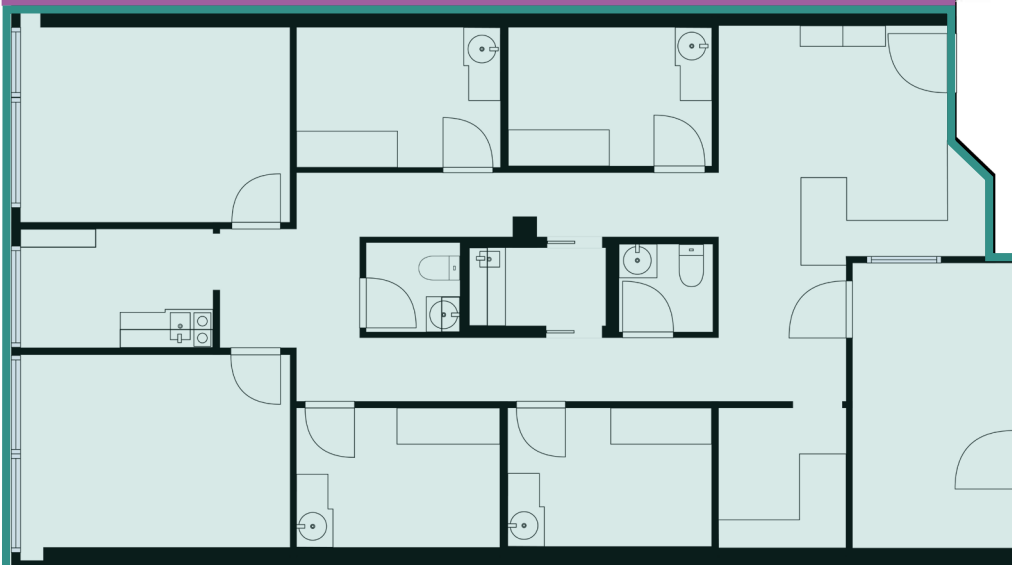
Quick access to Bow Trail, Sarcee Trail & 17th Avenue



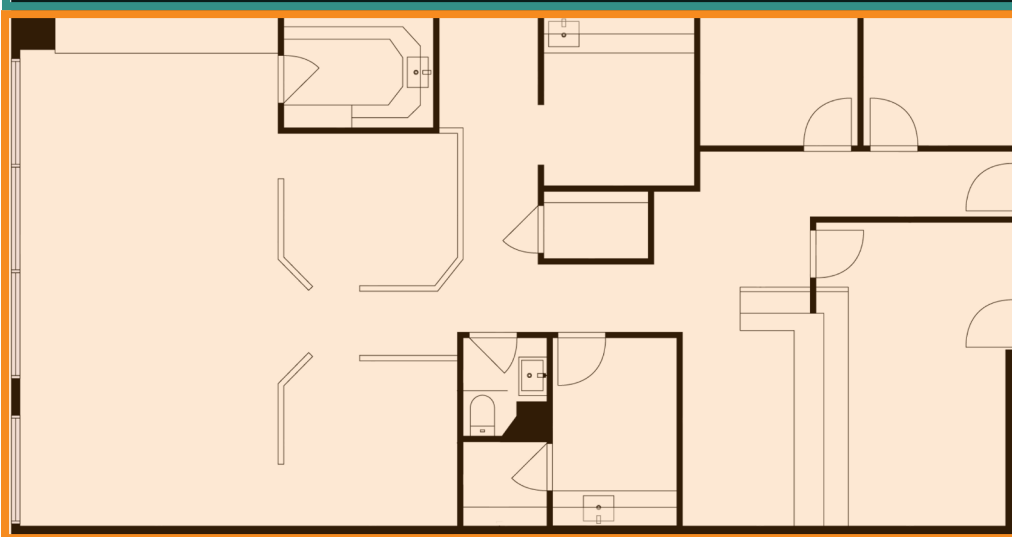
# Floor Plans



Suite 207  
983 SF available



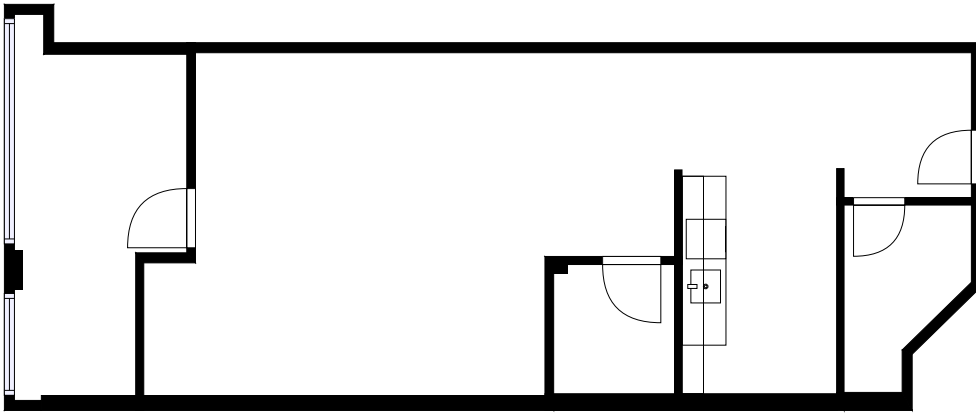
Suite 211  
1,500 SF available



Suite 209  
1,500 SF available

*Contiguous to 3,983 SF*

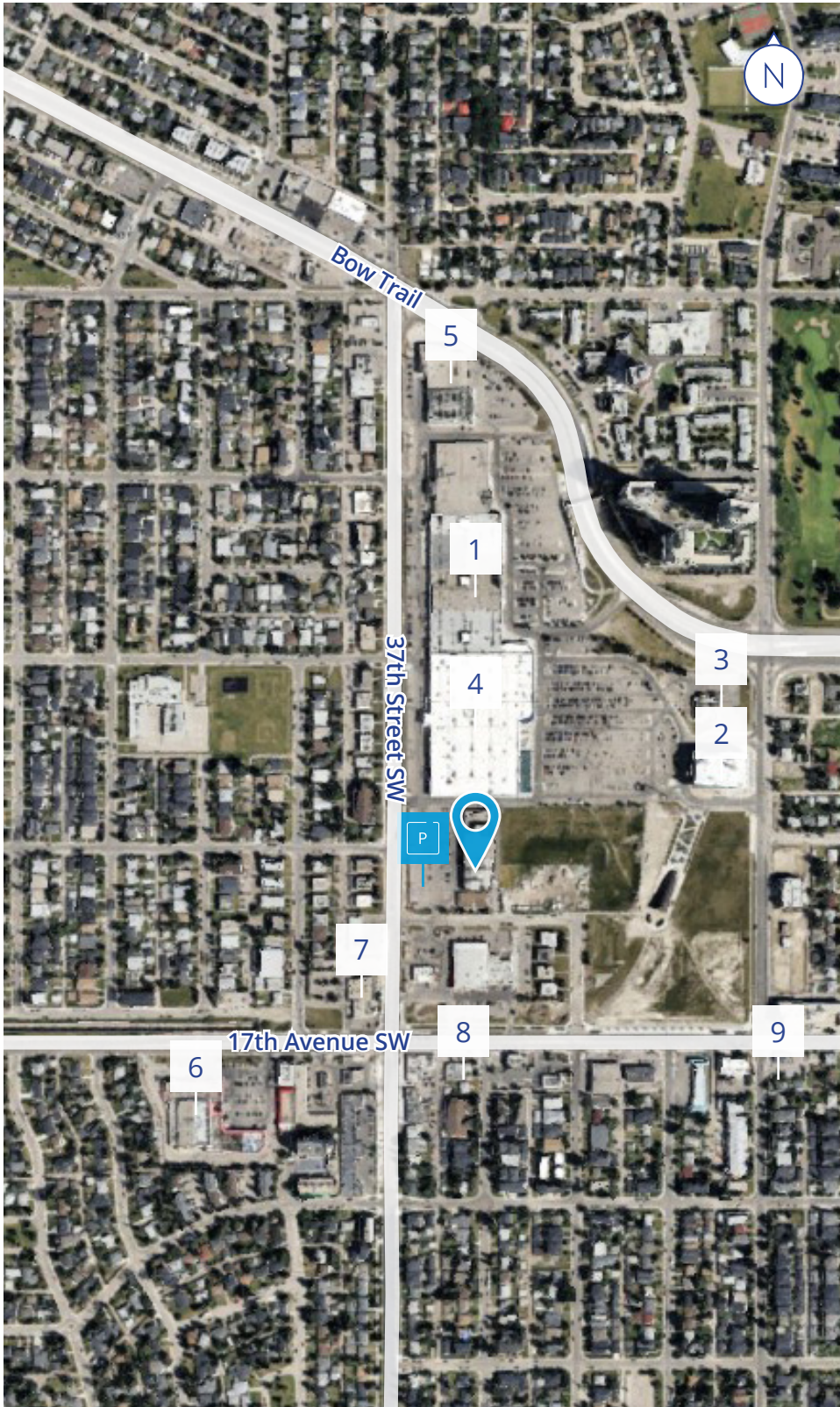
# Floor Plans




Suite 208  
1,939 SF available



# Surrounding Amenities



Westbrooke Professional Building is located near major thoroughfares such as Bow Trail, Sarcee Trail and 17th Avenue, and is in close proximity to Westbrooke Mall.

 Westbrooke Professional Building

- 1 Westbrooke Mall
- 2 Westbrooke LRT Station
- 3 Boston Pizza
- 4 Walmart Supercentre
- 5 Safeway
- 6 The Waterloo Bar & Kitchen
- 7 Dorset Pub & Eatery
- 8 Subway
- 9 Spiros Pizza

 Parking





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