

PROPOSED OFFICE CONDOS / MEDICAL CONDOS
3016 - 5 AVE NE, CALGARY

FOR SALE OR LEASE

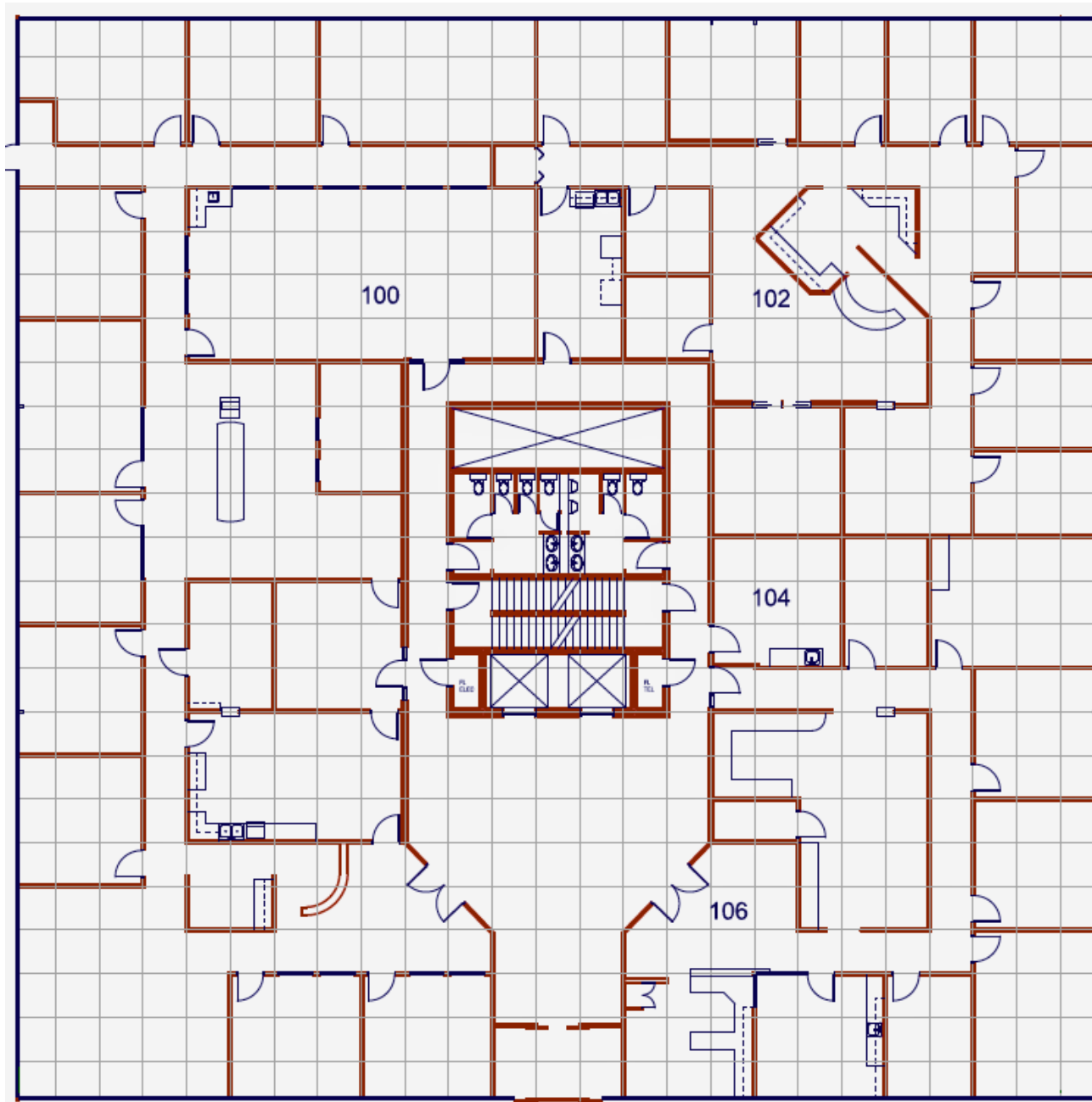


PROPERTY HIGHLIGHTS

- A Prime property being converted into medical office use or for any other general office services. It's a great option for businesses looking to position in North East Calgary
- Prime Location - The proximity to various amenities and retailers would be attractive to both employees and potential clients. Having ample surface parking is also a significant advantage, as parking can be a challenge in some areas
- 8 minutes drive to downtown Calgary and 15 minute drive to the Calgary International Airport
- Easy access to major city thoroughfares such as Deerfoot Trail, Trans-Canada Highway, Memorial Drive, Barlow Trail and 36 Street NE

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MAIN FLOOR**3016 - 5 AVE NE, CALGARY****For Sale or Lease****Demisable Areas**

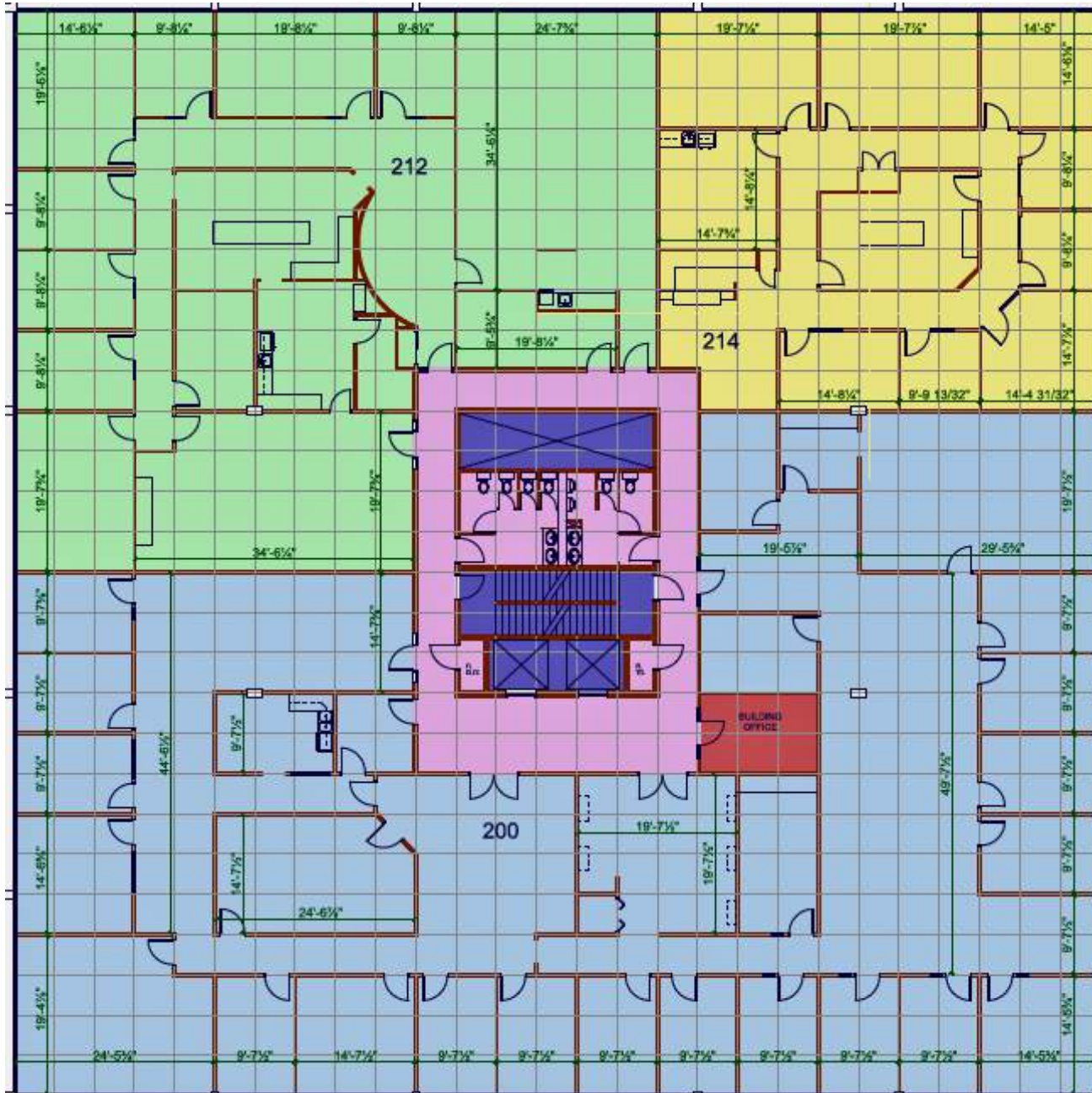
SUITE 100	6,848.0 SQ.FT.
SUITE 102	3,750.4 SQ.FT.
SUITE 104	239.2 SQ.FT.
SUITE 106	3,126.3 SQ.FT.
FLOOR COMMON AREA:	726.6 SQ.FT.
BUILDING COMMON AREA:	1,235.6 SQ.FT.
VERTICAL PENETRATION AREA:	566.6 SQ.FT.

SECOND FLOOR

3016 - 5 AVE NE, CALGARY

For Sale or Lease

Demisable Areas

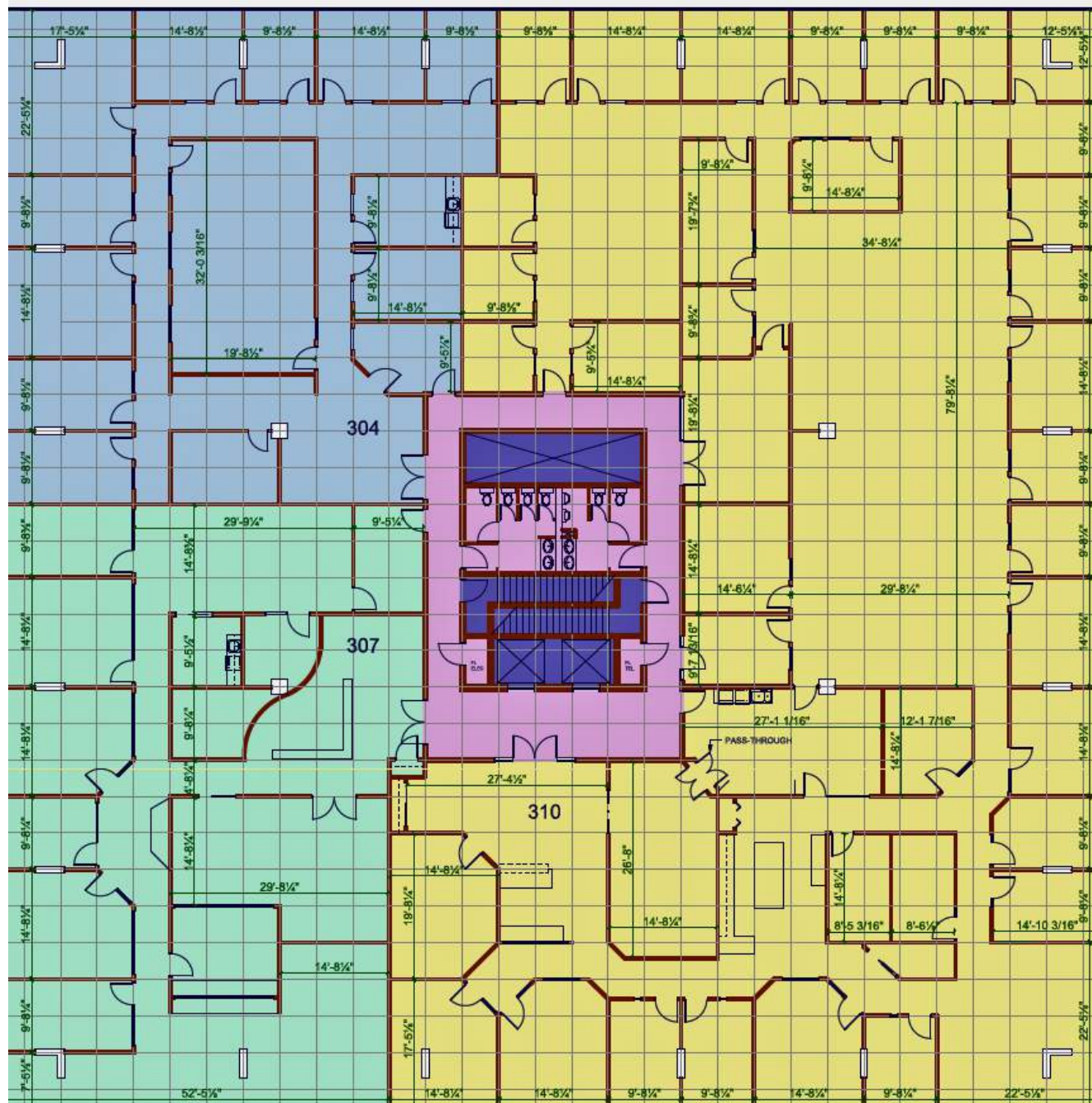


	SUITE 200	9,705.6 SQ.FT.
	SUITE 212	5,376.1 SQ.FT.
	SUITE 214	3,024.8 SQ.FT.
	FLOOR COMMON AREA:	1,235.7 SQ.FT.
	BUILDING COMMON AREA:	146.8 SQ.FT.
	VERTICAL PENETRATION AREA:	566.6 SQ.FT.

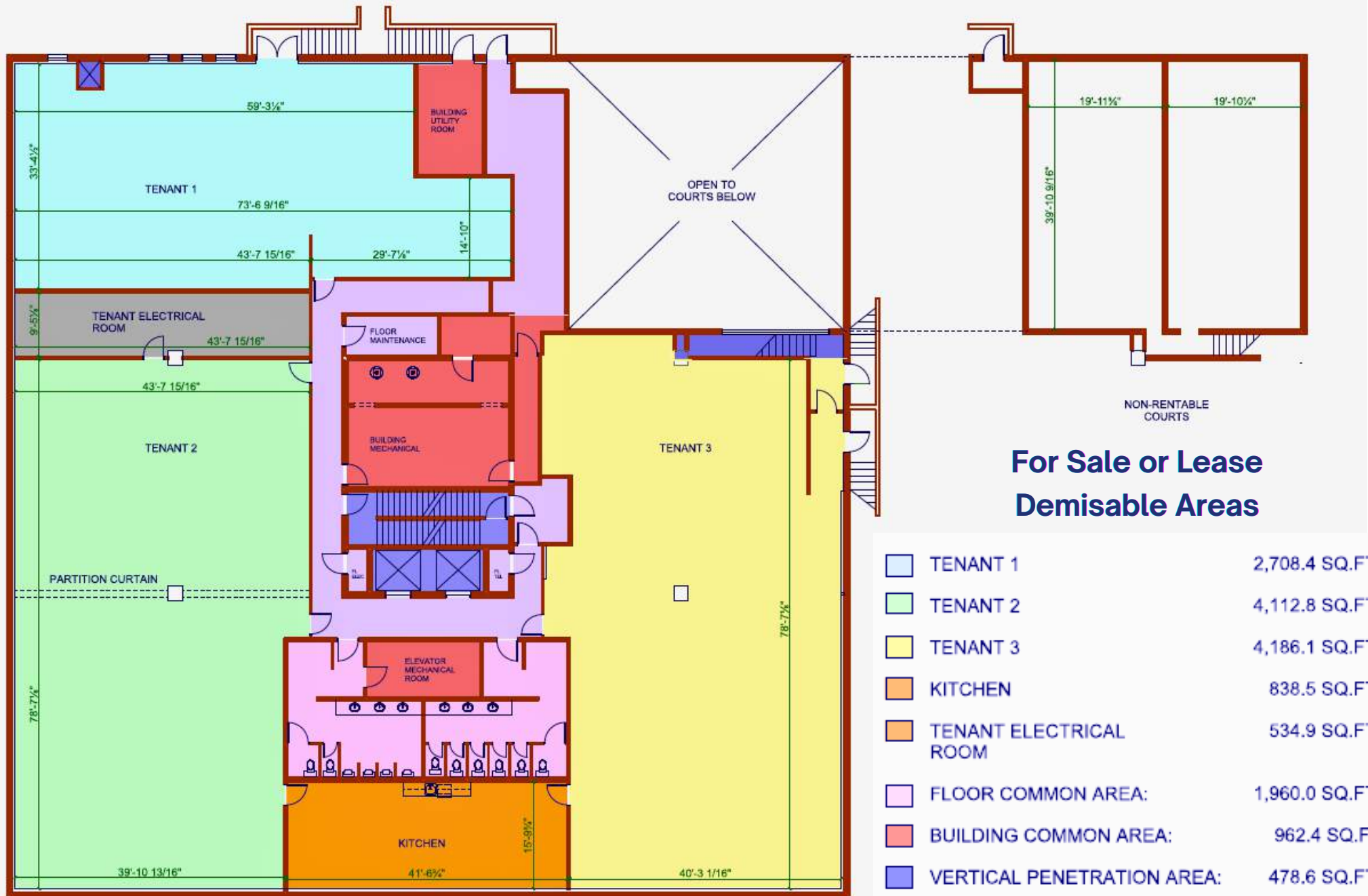
THIRD FLOOR

3016 - 5 AVE NE, CALGARY

For Sale or Lease
Demisable Areas



	SUITE 304	4,713.3 SQ.FT.
	SUITE 307	4,996.1 SQ.FT.
	SUITE 310	13,230.9 SQ.FT.
	FLOOR COMMON AREA:	1,238.7 SQ.FT.
	VERTICAL PENETRATION AREA:	566.6 SQ.FT.



**For Sale or Lease
Demisable Areas**

TENANT 1	2,708.4 SQ.FT.
TENANT 2	4,112.8 SQ.FT.
TENANT 3	4,186.1 SQ.FT.
KITCHEN	838.5 SQ.FT.
TENANT ELECTRICAL ROOM	534.9 SQ.FT.
FLOOR COMMON AREA:	1,960.0 SQ.FT.
BUILDING COMMON AREA:	962.4 SQ.FT.
VERTICAL PENETRATION AREA:	478.6 SQ.FT.

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