6110 - 1A Street SW

Calgary, Alberta

Seeking **Non-Profit** user

Leasing Opportunity

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

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PROPERTY OVERVIEW

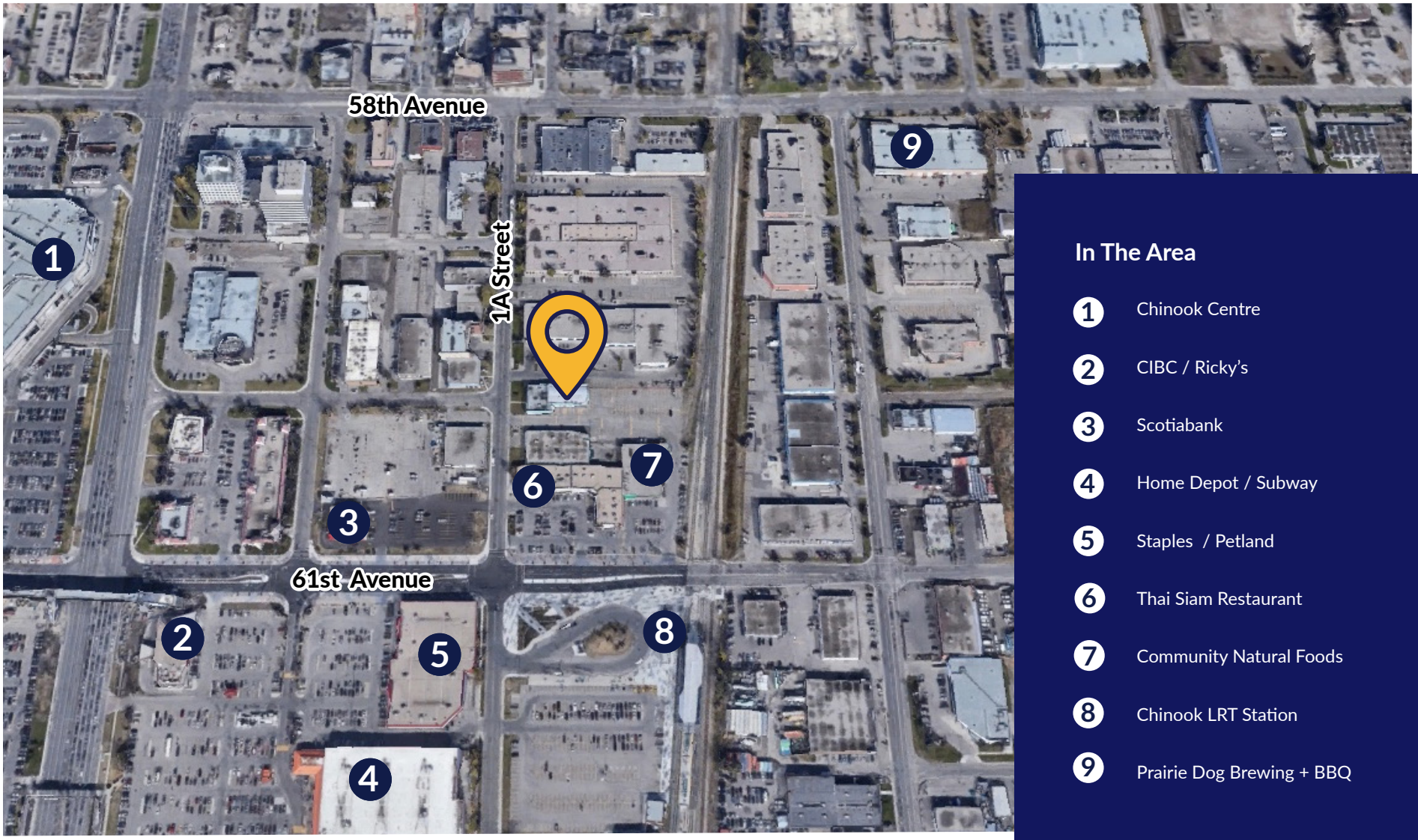
- Located two blocks east of CF Chinook Centre and Chinook Professional Tower
- Ample on-site parking
- DC zoning
- Easy access to 58th Avenue, MacLeod, Blackfoot, and Glenmore Trails
- Within walking distance to LRT Station and public transportation
- Two blocks from 61st Avenue Greenway Corridor

Vacancy Information

Landlord's Legal Name:	6020 Business Park Ltd.
Rentable Area:	Up to 4,135 SF
Lease Rate:	Market
Annual Operating Costs:	±$20.36 PSF + utilities ±$10.82 PSF + utilities (non-profit user)
Availability:	30 days
Term:	3 years

LOCATION

6110 - 1A Street S.W. | Calgary, Alberta

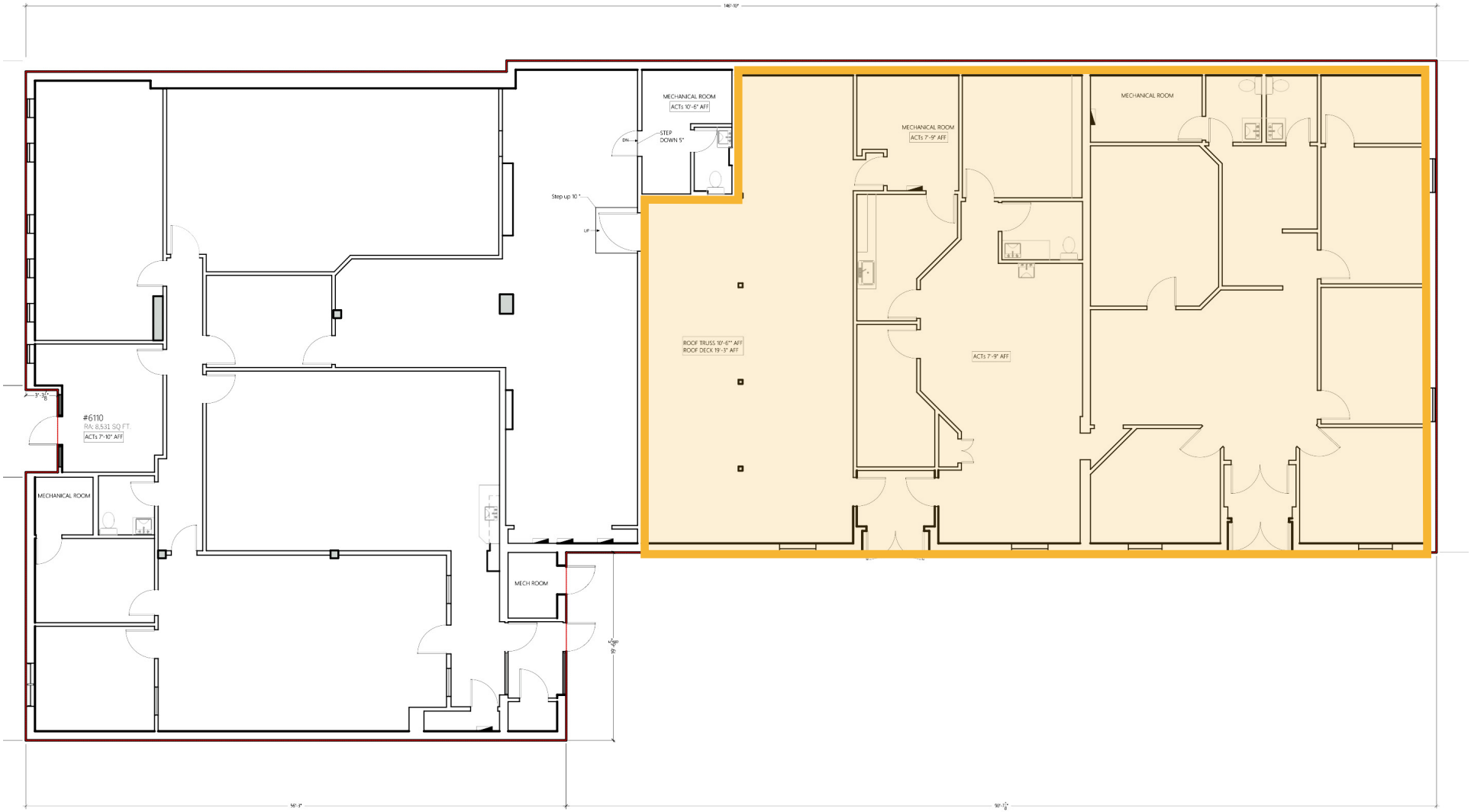


In The Area

1. Chinook Centre
2. CIBC / Ricky's
3. Scotiabank
4. Home Depot / Subway
5. Staples / Petland
6. Thai Siam Restaurant
7. Community Natural Foods
8. Chinook LRT Station
9. Prairie Dog Brewing + BBQ

FLOOR PLAN

6110 - 1A Street SW | 4,135 SF



IDEAL USES

Charitable / Non-Profit Organization

General Office

Security Company

Storage / Light Distribution

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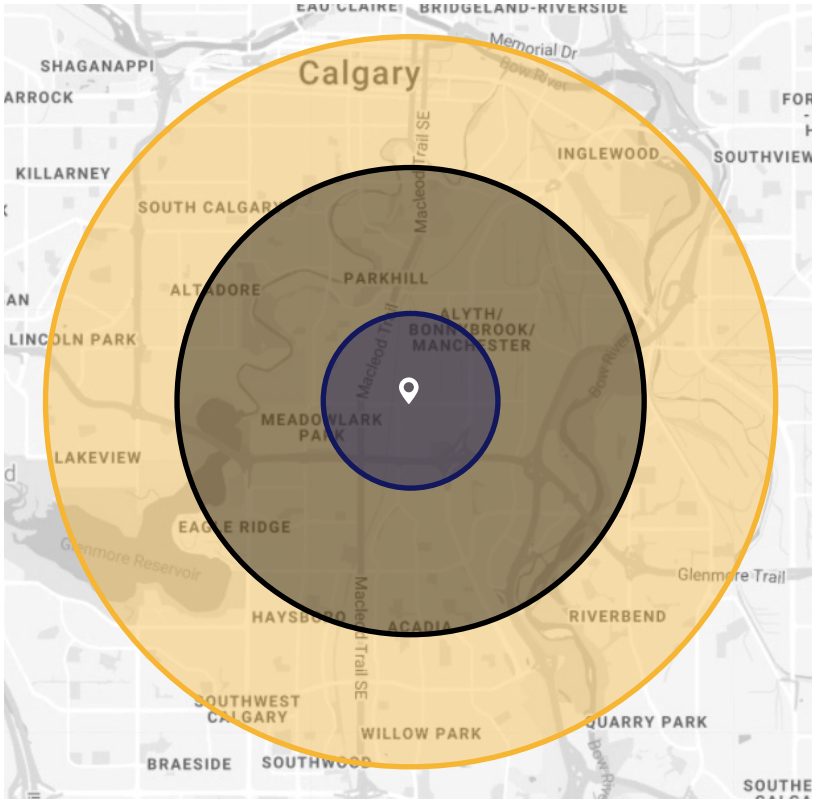
DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	4,980	36,181	145,468
Daytime Population	Sum	26,206	99,764	295,726
Total Households	Sum	2,543	15,569	70,021



Median age
37 years old

67%

Employment Rate
within 1 km radius

Median Household Income
$61,608

Primary age group
22-37 year olds

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