

Retail Space

**For Lease**

4954 & 5010  
Richard Rd SW  
Calgary, AB

Available retail spaces:  
1,645 SF - 2,505 SF

Close proximity to Mount Royal University, Flames  
Community Arenas, North Glenmore Park, Lakeview, and  
Marda Loop

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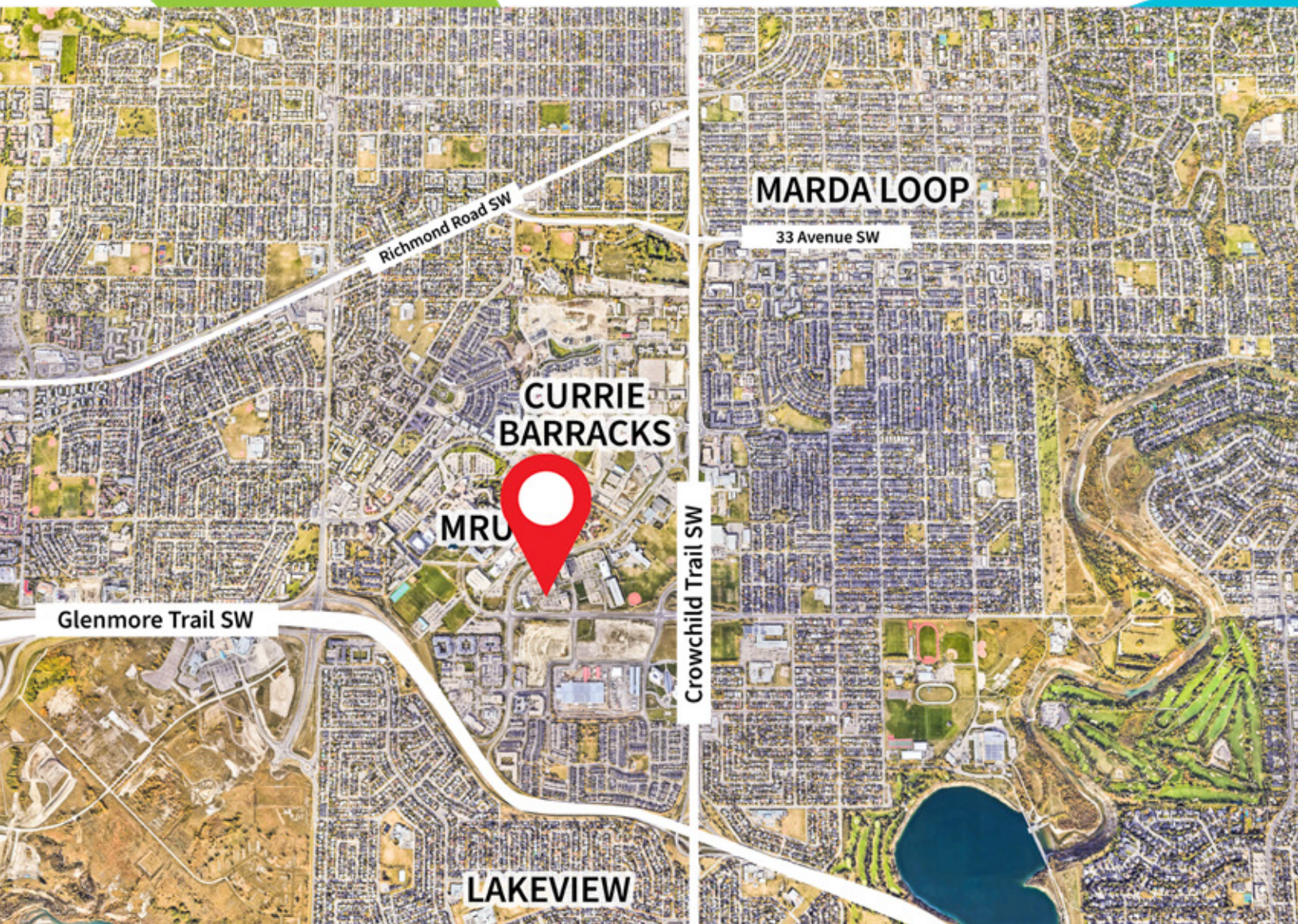
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# Property Overview

- Modern inner city corporate campus containing 780,000 sqft. of Class A office buildings with tremendous potential for amenity retail uses
- Close proximity to Mount Royal University, Flames Community Arenas, North Glenmore Park, Lakeview, and Marda Loop
- Along Richard Road and Mount Royal Gate near the Glenmore Trail/Crowchild Trail interchange
- Several of the buildings have received certification for sustainability efforts
- Convenient access from multiple access points, excellent directional signage and convenient visitor parking areas provide both onsite and visitor customers convenient access to existing and future retail operators





# Property Details

<b>Municipal Address</b>	4954 & 5010 Richard Rd SW, Calgary, AB
<b>Available Space</b>	1,645 - 2,505 SF
<b>Lease Rate (PSF)</b>	Market
<b>Additional Rent (PSF)</b>	4954 Richard Road SW Additional Rent: \$20.37  5010 Richard Road SW Additional Rent: \$25.85
<b>Available</b>	Immediately
<b>Zoning</b>	DC
<b>Parking</b>	Surface and Parkade parking Ratio of 3 stalls per 1,000 SF Underground: \$150.00/month Surface: \$65.00/month Open Parkade: \$100.00/month



# Available Spaces

5010 Richard Road SW

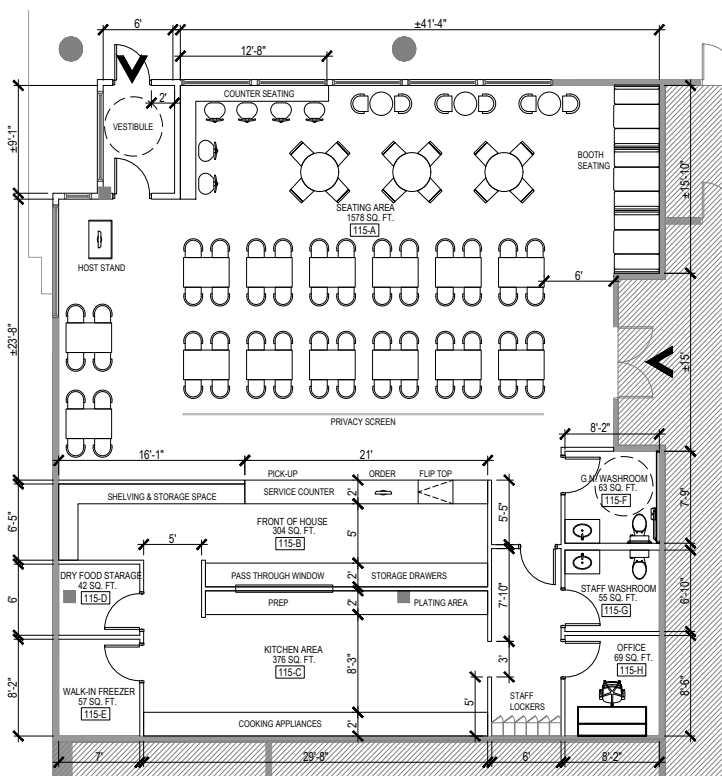
**Unit 110** | 1,645 SF

4954 Richard Road SW

**Unit 120** | 1,747 SF

4954 Richard Road SW

**Unit 115** | 2,505 SF



*\* Test Fit site plan Unit 115  
not representative of existing improvements*







## For more information contact

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### **JLL Calgary Retail**

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	1km	3km	5Km
 <b>Population</b>	6,843	60,718	180,895
 <b>Households</b>	2,821	25,060	80,183
 <b>Avg. Household Income</b>	131,655	159,397	150,830
 <b>Median Age</b>	39	39	39

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