

Retail Space

For Lease

4954 & 5010
Richard Rd SW
Calgary, AB

Available retail spaces:
1,645 SF - 1,747 SF - 2,505 SF

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

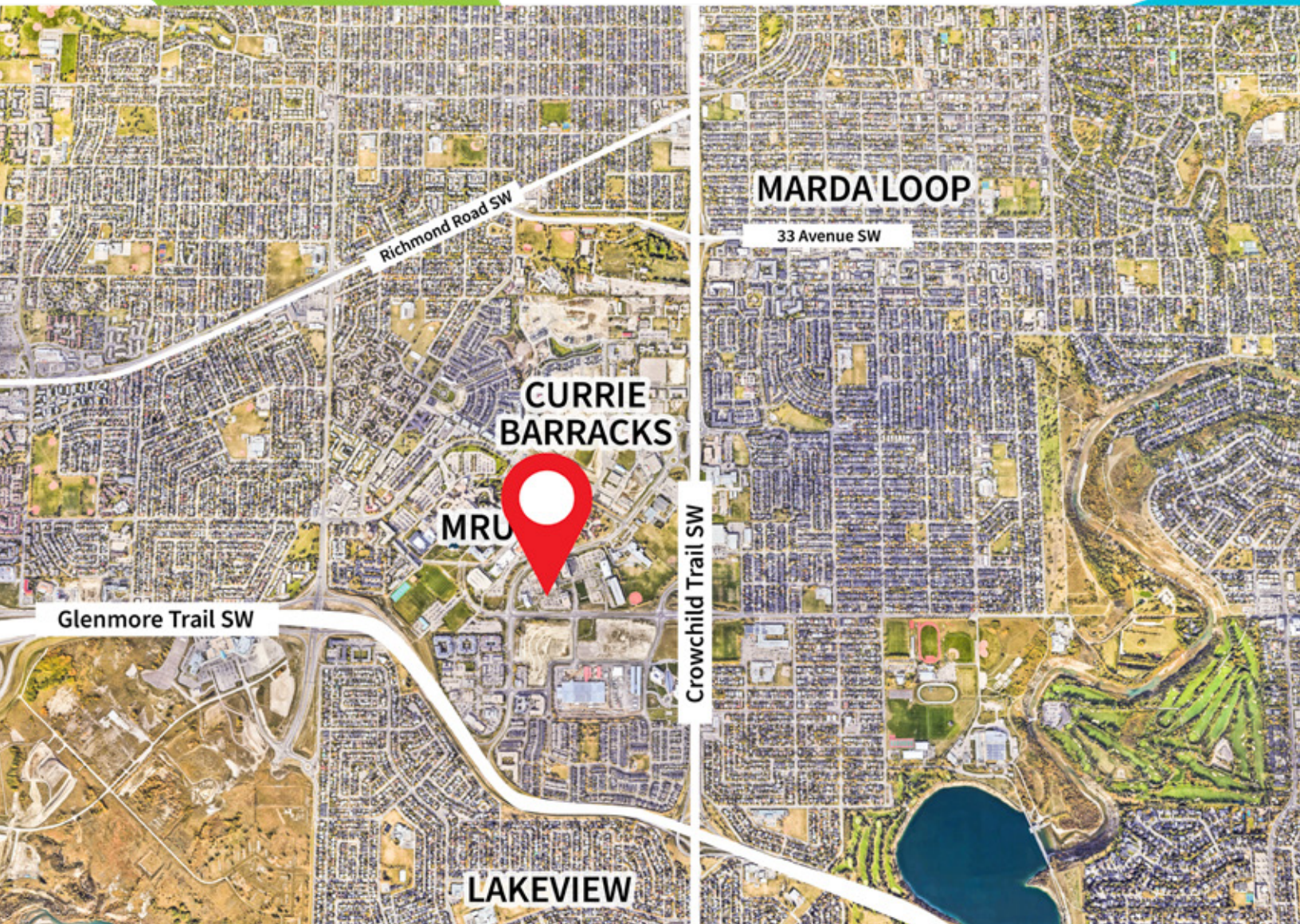
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Property Overview

- 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

Municipal Address	4954 & 5010 Richard Rd SW, Calgary, AB
Available Space	1,645 SF - 1,747 SF - 2,505 SF
Lease Rate (PSF)	Market
Additional Rent (PSF)	4954 Richard Road SW Additional Rent: \$20.37 5010 Richard Road SW Additional Rent: \$25.85
Available	Immediately
Zoning	DC
Parking	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

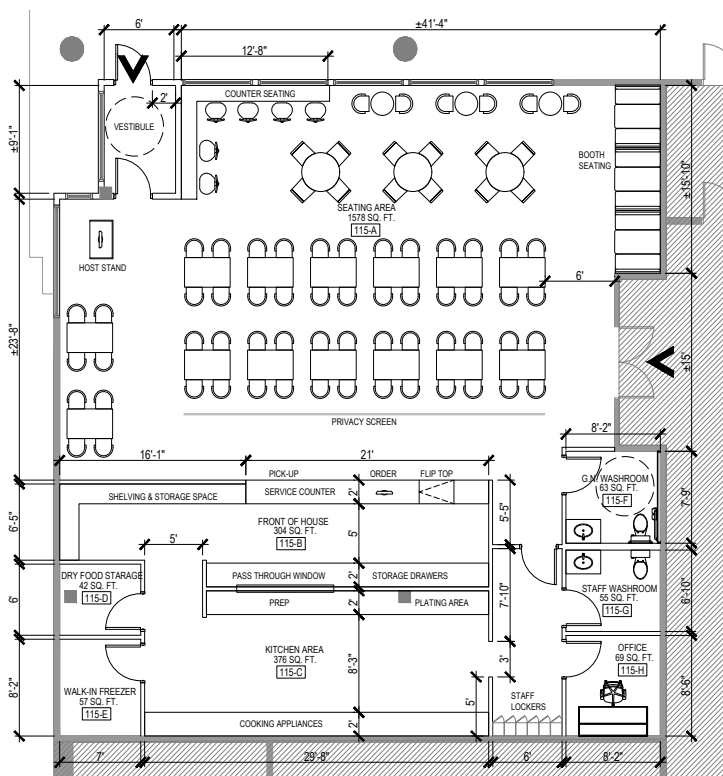
Unit 110 | 1,645 SF

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
 Population	6,843	60,718	180,895
 Households	2,821	25,060	80,183
 Avg. Household Income	131,655	159,397	150,830
 Median Age	39	39	39

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