



Medical space for lease

Southern Alberta Eye Center
Up to 3,587 SF Available

jll.com



Property Highlights

- **On-site pharmacy with coffee bar**
- **Ample on site surface parking**
- **5-minute drive to Chinook Mall**
- **Underground heated parking available**

Size	Suite 315: 3,587 s.f. Suite 320: 2,686 s.f.
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Rates	Market rates
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Op Cost & Prop Taxes	\$27.37 p.s.f. (janitorial not included)
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Landlord	Southern Alberta Eye Center Ltd.
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Availability	Immediate
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Term	Flexible
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Parking Ratio	2 underground stalls available per suite at \$150/month/stall
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	\$80/month/stall for reserved surface stalls
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Building Hours	6:30am - 7:30pm (Monday - Friday) 8:00am - 5:00pm (Saturdays)
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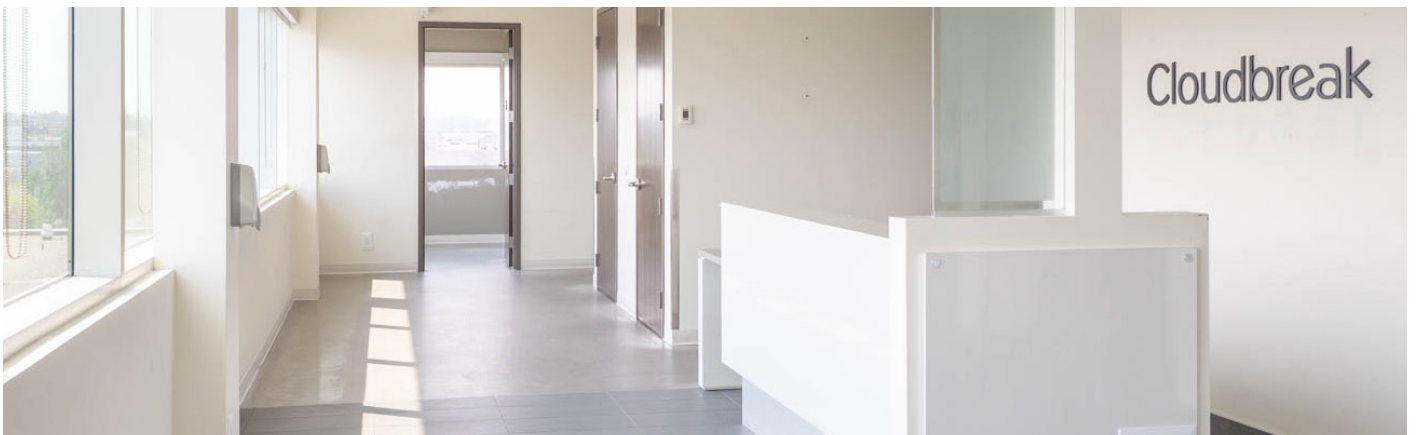
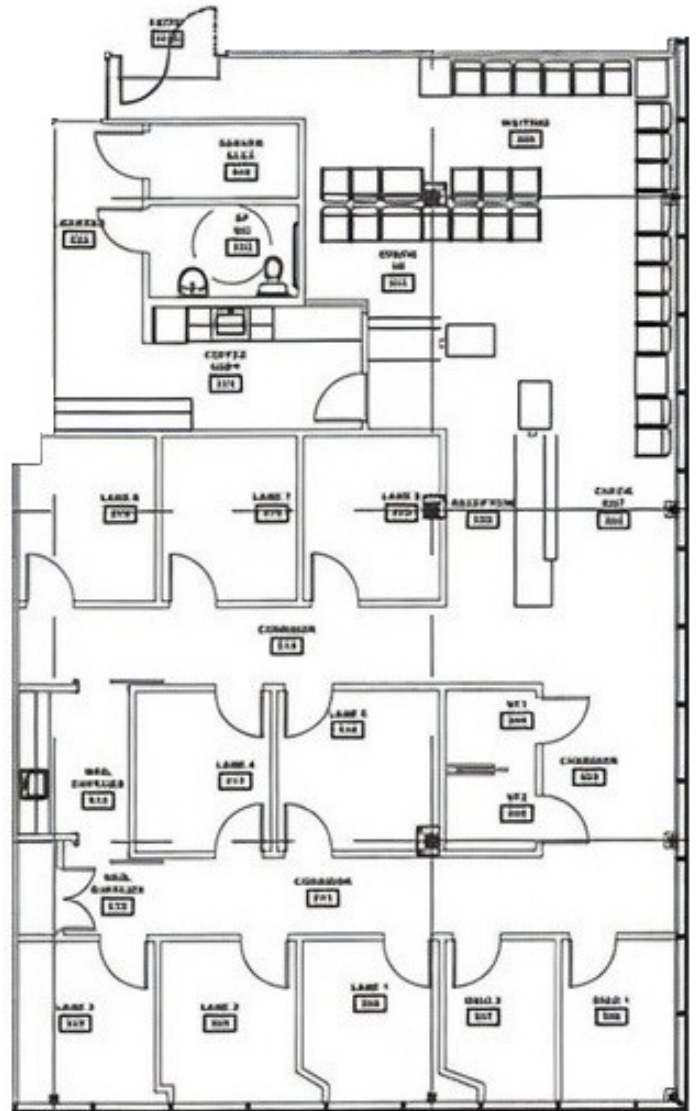


Floor Plans

Suite 315

3,587 SF

- 10 exam rooms
- Large reception and seating area
- Meeting room
- Kitchen
- Storage lockers

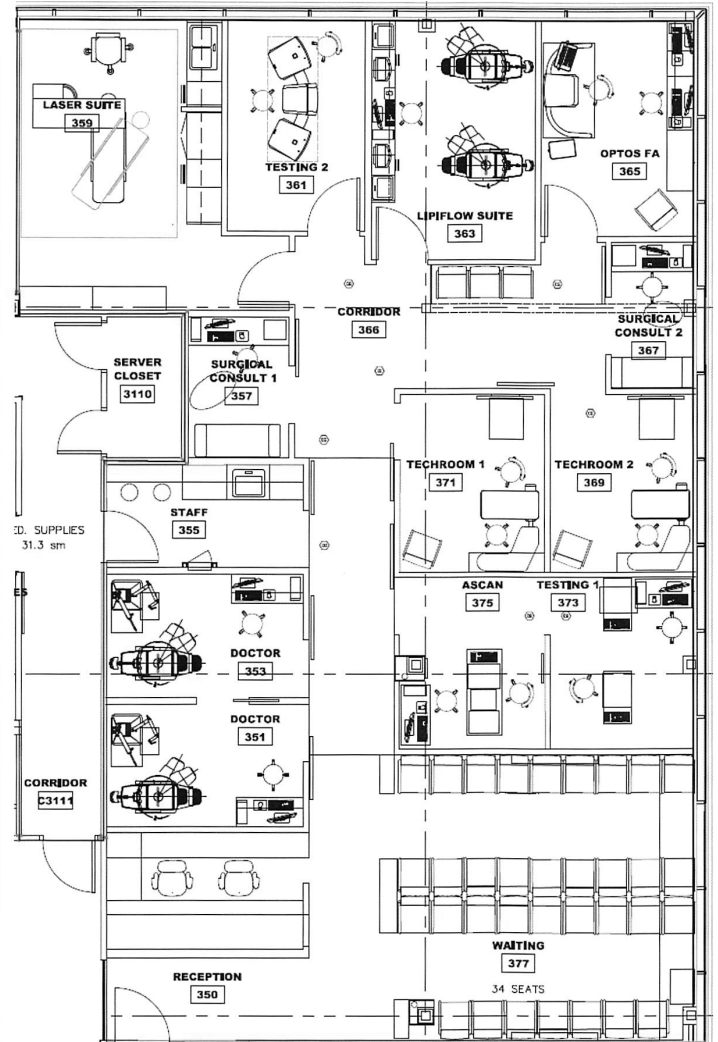


Floor Plans

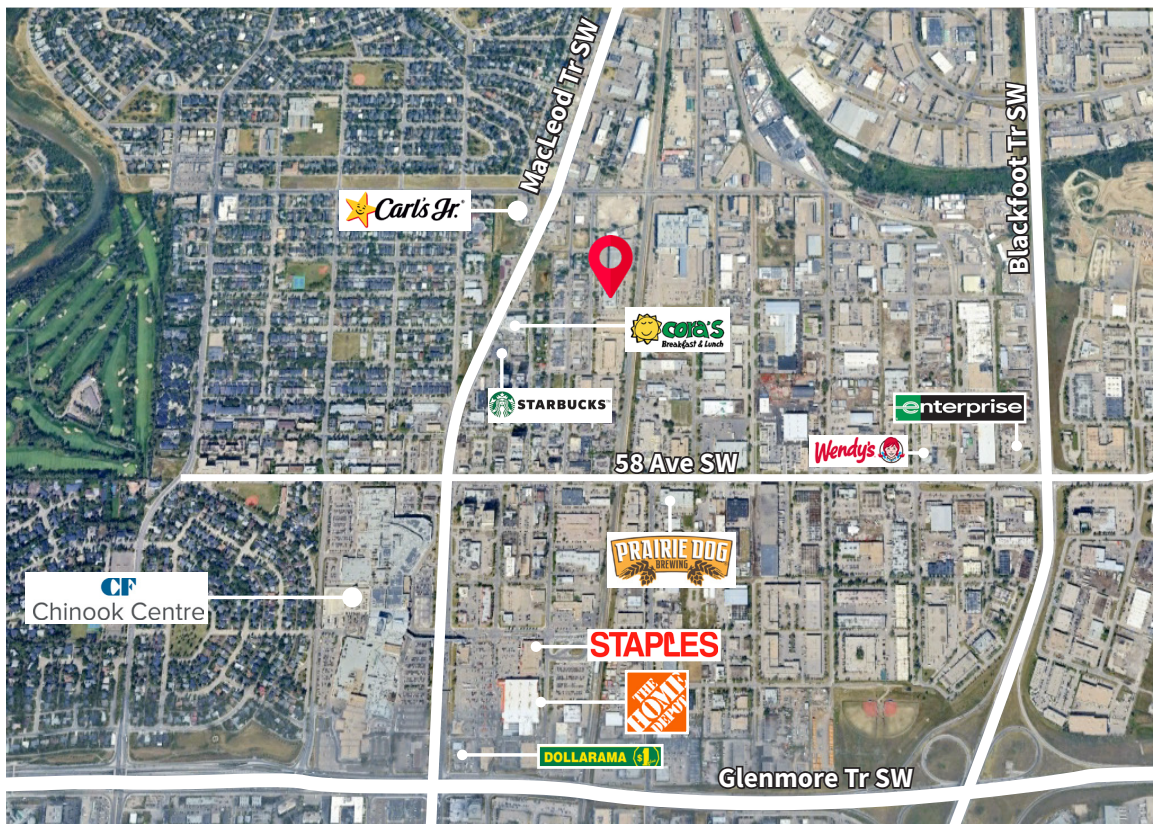
Suite 320

2,686 SF

- 10 procedural offices
- 2 consulting rooms
- 2 exam rooms
- Staff kitchen
- Large reception with 34 seat waiting room



Location Map



Notes

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