

NOLAN RIDGE PLAZA



150 NOLAN RIDGE
COURT NW
Calgary, Alberta

UP TO 1,200 SF AVAILABLE FOR LEASE

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150 NOLAN RIDGE COURT NW

- Located in the heart of Nolan Hill's new professional and retail developments
- Easy access and egress off Sarcee Trail (7,000 VPD)
- Directly services the communities of Nolan Hill, Sage Hill and Sherwood (Population: 26,932)
- IB zoning allows for a variety of uses
- Units starting at 1,200 square feet

Details

Available Units

Building 1:	Unit 115/120: 2,400 sf LEASED
	Unit 125: 1,200 sf LEASED
	Unit 130: 1,600 sf LEASED
	Unit 135: 1,200 SF C/L
	Unit 145: 1,199 sf LEASED
	Unit 150: 1,059 sf

Asking Rates: Market

Operating Costs: \$12.53 psf (est 2023)

Available: Immediately

Zoning: I-B

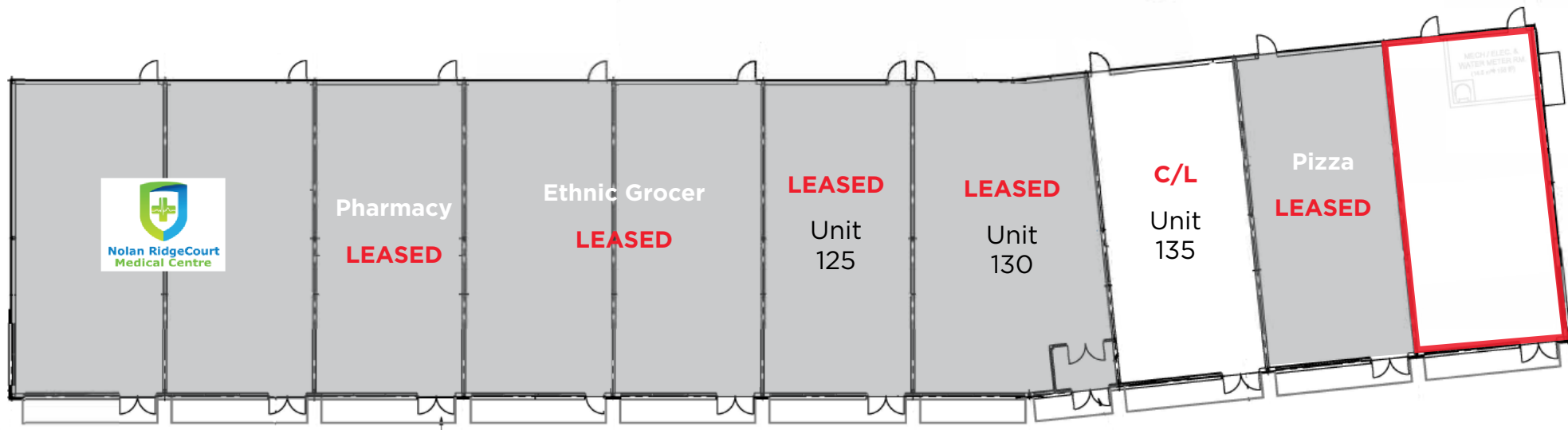


SITE PLAN

BUILDING 1

Unit 115/120: 2,400 sf **LEASED**
Unit 125: 1,200 sf **LEASED**
Unit 130: 1,600 sf **LEASED**

Unit 135: 1,200 sf **C/L**
Unit 145: 1,199 sf **LEASED**
Unit 150: 1,059 sf



Take a **360°** tour of Unit 150



Unit 150





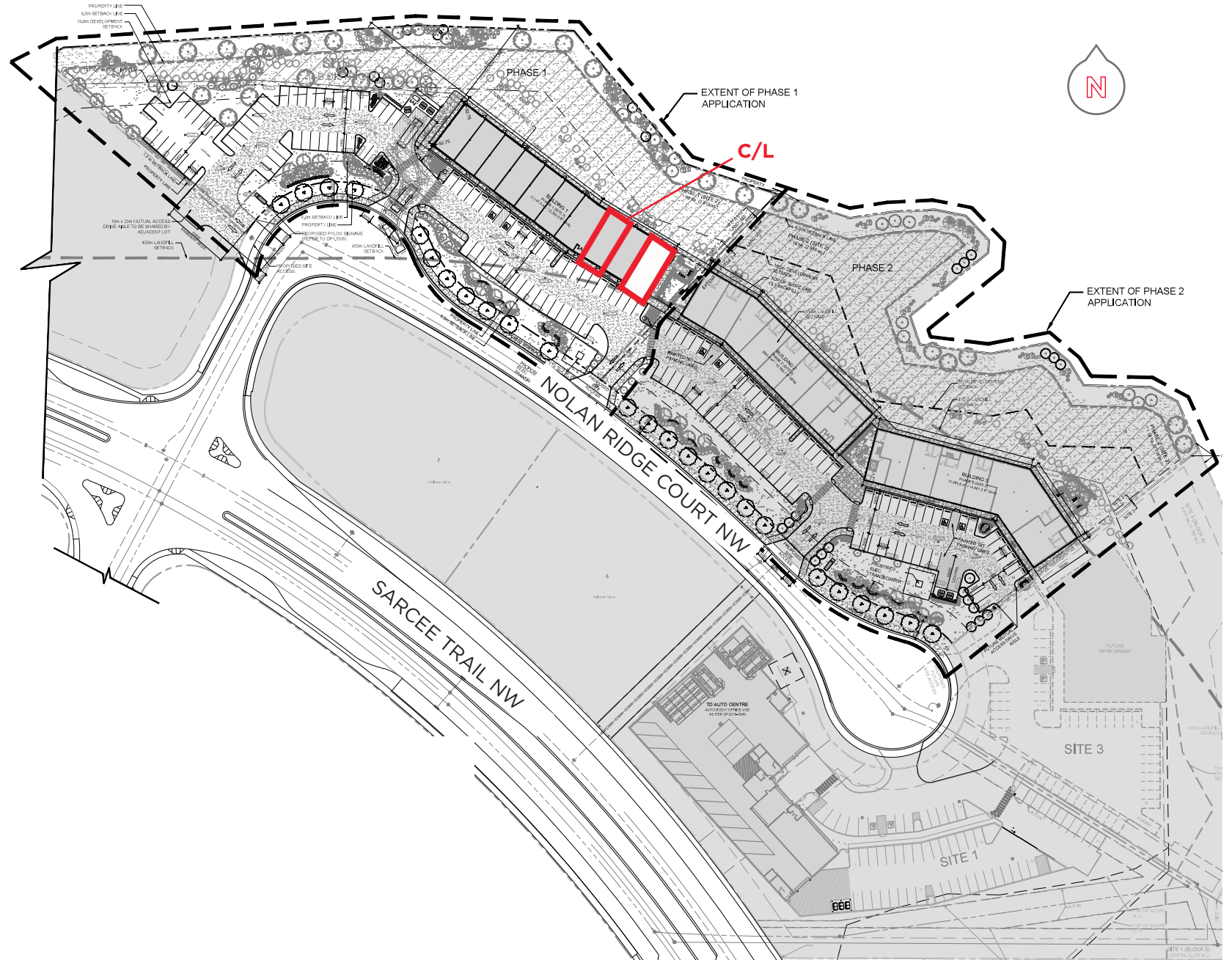
AREA PLAN

BUILDING 1

Unit 115/120:	2,400-sf	LEASED
Unit 125:	1,200-sf	LEASED
Unit 130:	1,600-sf	LEASED
Unit 135:	1,200 sf	C/L
Unit 145:	1,199-sf	LEASED
Unit 150:	1,059 SF	

LEGEND

Available	
Occupied	



AMENITY MAP

FUTURE COMMUNITY OF GLACIER RIDGE (CURRENTLY UNDER DEVELOPMENT)

- ESTIMATED POPULATION: 58,800
- ESTIMATED JOBS: 12,400
- SIZE: 3,348 ACRES

150 NOLAN
RIDGE COURT NW



144 AVENUE NW

SYMONS VALLEY PARKWAY NW

SARGEENT TRAIL NW

STONEY TRAIL NW



MARKET DEMOGRAPHICS



POPULATION

26,932



AVG. AGE

34



TOTAL HOUSEHOLDS

8,661



AVG. HOUSEHOLD INCOME

\$124,534



AVG. ANNUAL HOUSEHOLD SPENDING

\$116,536



TRAFFIC COUNT

5,000 VPD on 144 Avenue NW

66,000 VPD on Stoney Trail

WITHIN 5KM RADIUS
Source: Pinpoint



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