

Medical Space for Lease

2202 2 Street SW

Calgary, AB

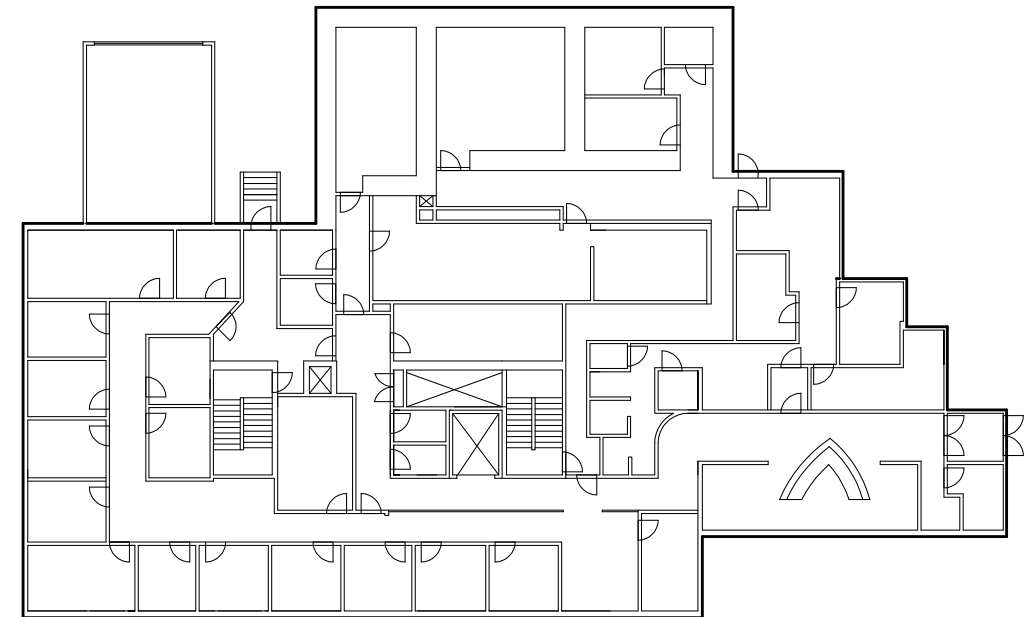


About the BUILDING

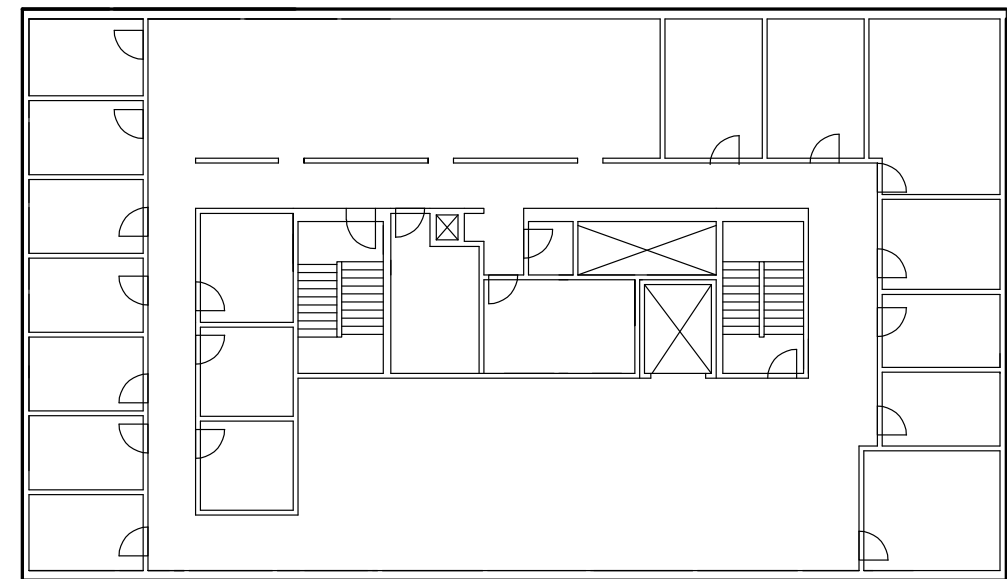
2202 2 Street SW offers a dynamic and functional medical space, including examination rooms, consultation areas, storage spaces, and a waiting room. Located in the vibrant community of Mission and situated just minutes from downtown Calgary, this location offers exceptional accessibility and is well-served by public transit. Additionally, there is ample on-site parking available. Nearby amenities include pharmacies, coffee shops, and restaurants. The space can be customized to meet a specific medical practice's requirements and is wheelchair accessible.

Available Space	17,535 sf (Space has its own exclusive entrance)
Availability	January 1, 2025
Lease Rate	Market lease rates
Operating Costs	\$19.01 psf (2024)
Floors	2 plus lower level
Zoning	41D2009 SITE 1
Visitor Parking	Ample patient surface parking (charged hourly)
Staff Parking	Surface: 1 per 225 sf \$175 per month, per stall

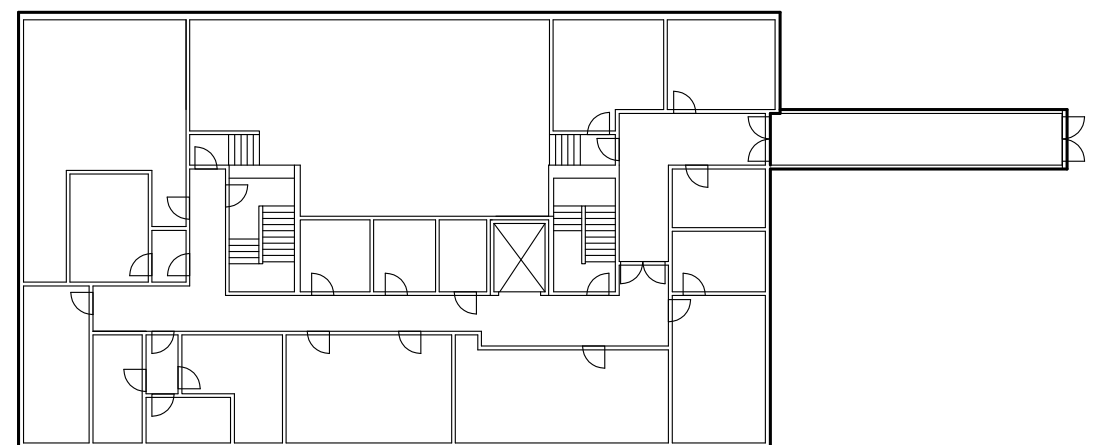
Main Floor



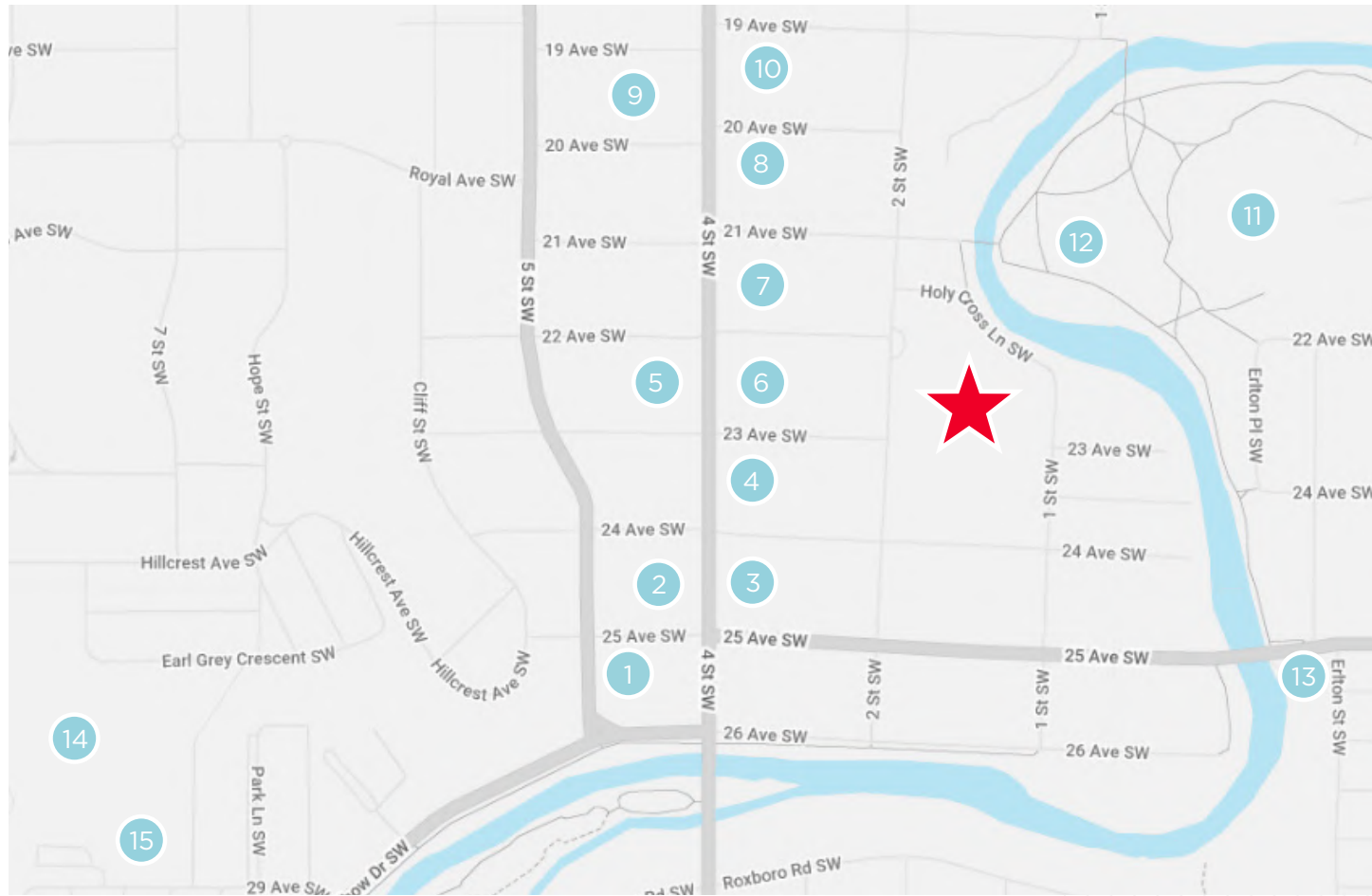
Second Floor



Lower Floor



Location



- | | |
|--|---------------------------------|
| 1. Safeway | 8. Blaze Pizza, Shokunin |
| 2. Earls Kitchen + Bar, La Boulangerie Bakery | 9. Scotiabank, TD Canada Trust |
| 3. Shoppers Drug Mart | 10. RBC, Petro-Canada |
| 4. VIN Room, BMO, Mucho Burrito, Lululemon | 11. MNP Community Sports Centre |
| 5. Starbucks, RBC, OEB Breakfast Co, Phil & Sebastian Coffee | 12. Lindsay Park |
| 6. Mercato, Carino Japanese Italian Kitchen, Aida's Bistro | 13. Earlton Park |
| 7. Añejo, Blowers & Grafton | 14. Earl Grey Park |
| | 15. The Glencoe Club |

Demographics

102,099
Population

\$122,135
Avg Household Income

39.1
Avg Age

Within 3 km



Contact

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