

FOR LEASE

WILLOW PARK CENTRE

10325 Bonaventure Drive SE Calgary, AB



UP TO 4,458 SF

PROPERTY DETAILS

Available Units	SUITE 415	1,649 sf	
	SUITE 417	1,432 sf	LEASED
	SUITE 420	1,461 sf	LEASED
	SUITE 425	4,458 sf	
Net Rate	Market rates		
Operating Costs (est. 2024)	Office: \$17.97 psf		
	Retail: \$16.82 psf*		
	*No in-suite cleaning & includes common utilities.		
Availability	Immediately		
Parking	71 surface visitor stalls, and 2 handicap stalls		
Parking Cost	\$85.00 per stall, per month		
TI Allowance	Negotiable		

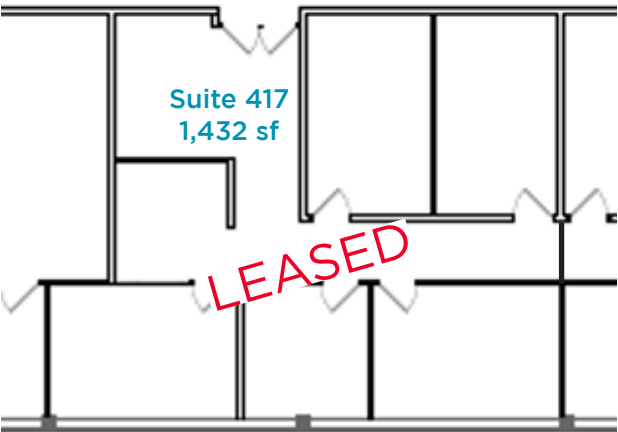
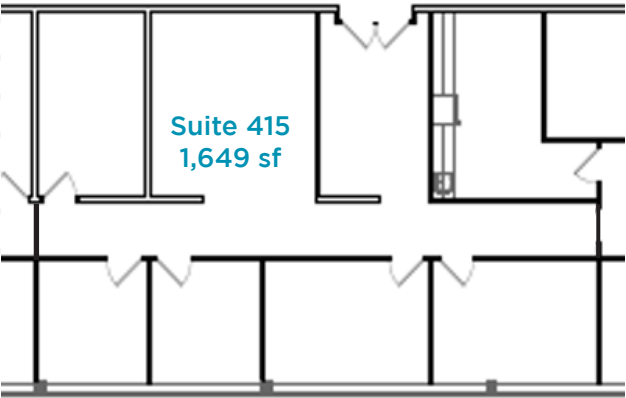
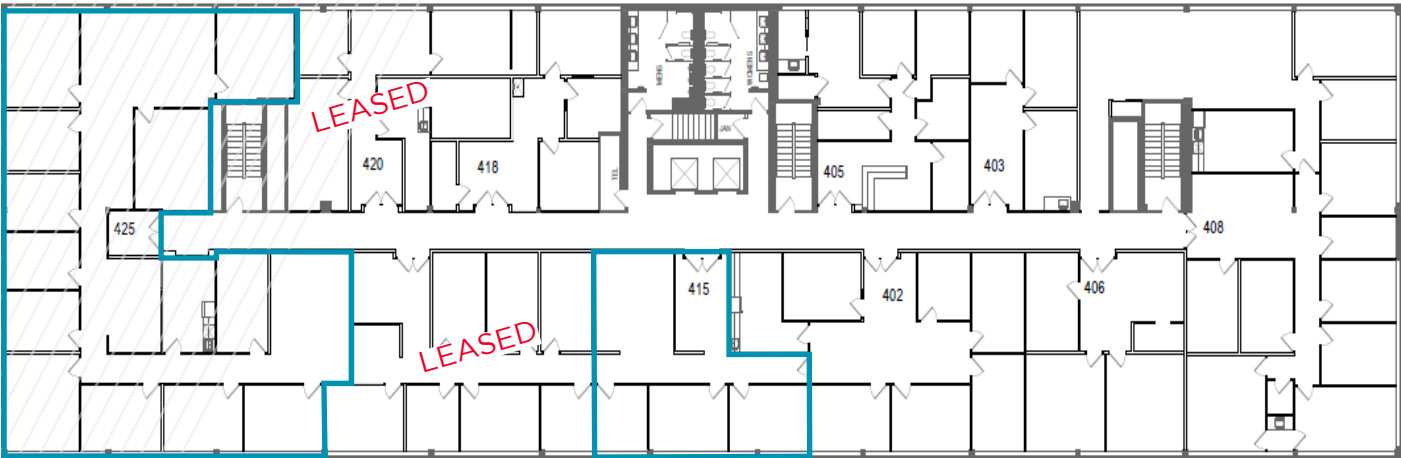
PROPERTY HIGHLIGHTS

- Located in the established community of Willow Park in SE Calgary
- Adjacent to Macleod Trail with easy access to Southland Drive
- 20-minute drive to the Downtown Core
- Easily accessible by public transit via Southland and Anderson LRT stations
- In close proximity to retailers at Willow Park Village and Southcentre Mall including; Superstore, Canadian Tire, Hudson's Bay and various restaurants

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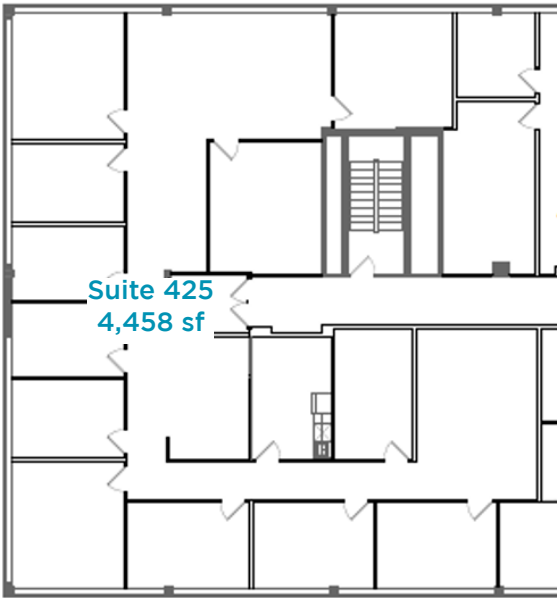
FLOOR PLANS



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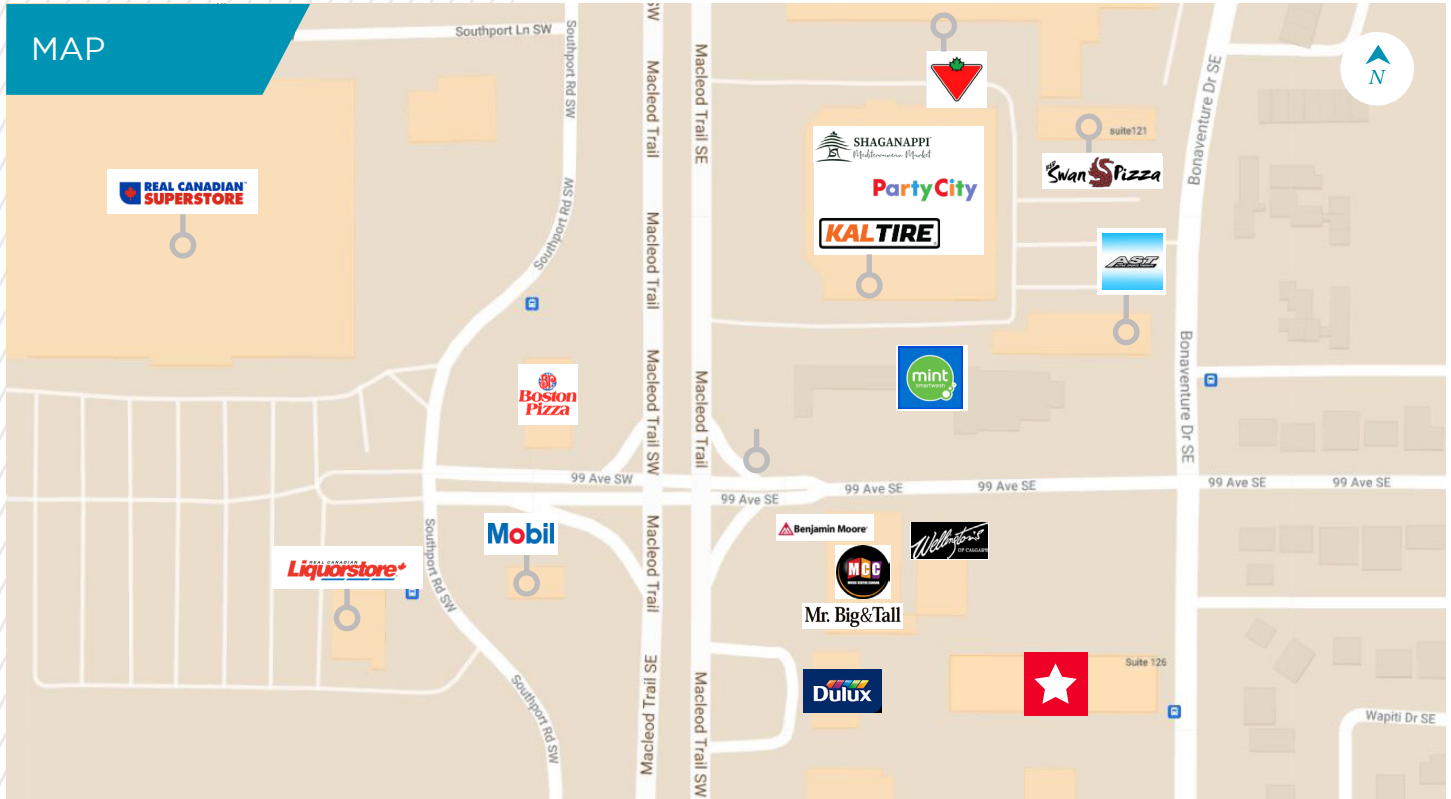
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137,335

POPULATION

63%

EMPLOYMENT
RATE

\$143,092

AVG HOUSEHOLD
INCOME

43

MEDIAN AGE

5km radius

CONTACT:

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