

RETAIL / OFFICE SPACE FOR LEASE



# SPRINGBOROUGH PROFESSIONAL CENTRE

30 Springborough Blvd SW, Calgary, Alberta

Unit 214: 3,065 SF

Unit A: 1,400 SF

Unit B: 2,766 SF

Unit 350: 770 SF

[VIEW AERIAL VIDEO >>](#)

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

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## ABOUT

# BUILDING HIGHLIGHTS

Springborough Professional Centre is situated in west Calgary and includes a variety of medical, educational and food & beverage uses.

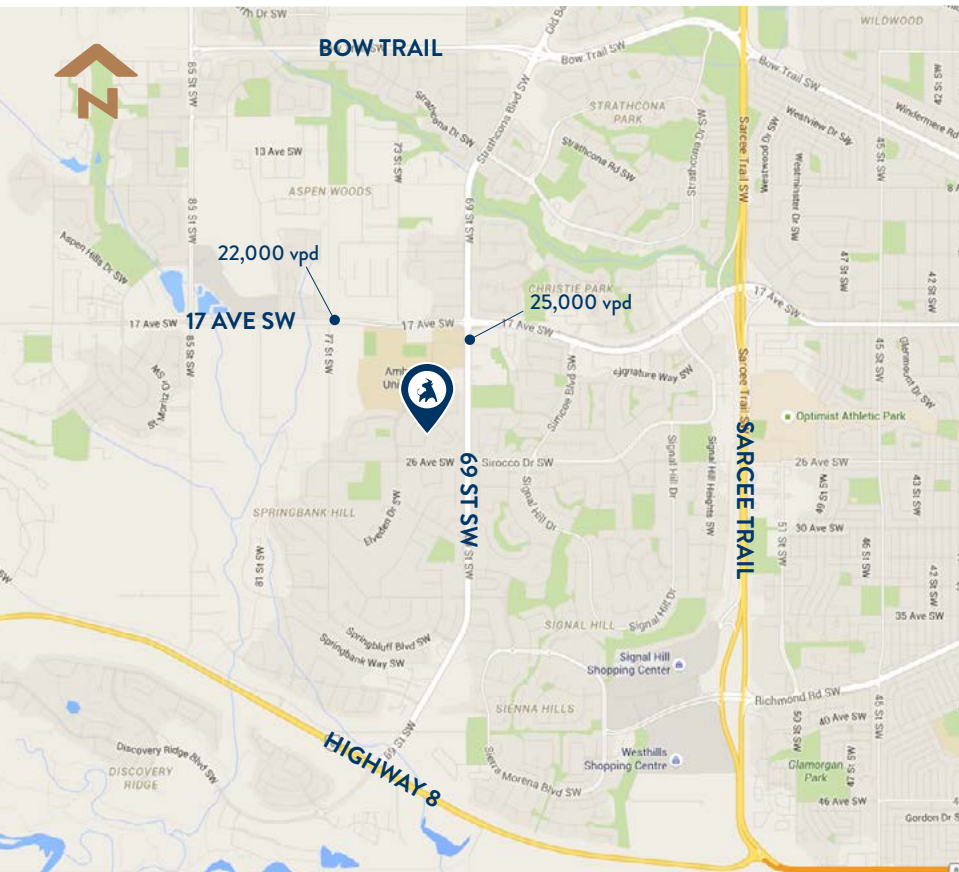
- > Close proximity to the 69 Street LRT station, with a daily ridership of approximately 12,000 people
- > 4,200+ students attend school or university within one block
- > More than 680 people employed in the immediate vicinity
- > Abundant surface parking stalls available for tenants and their clientele
- > Office component of the building is serviced by two elevators

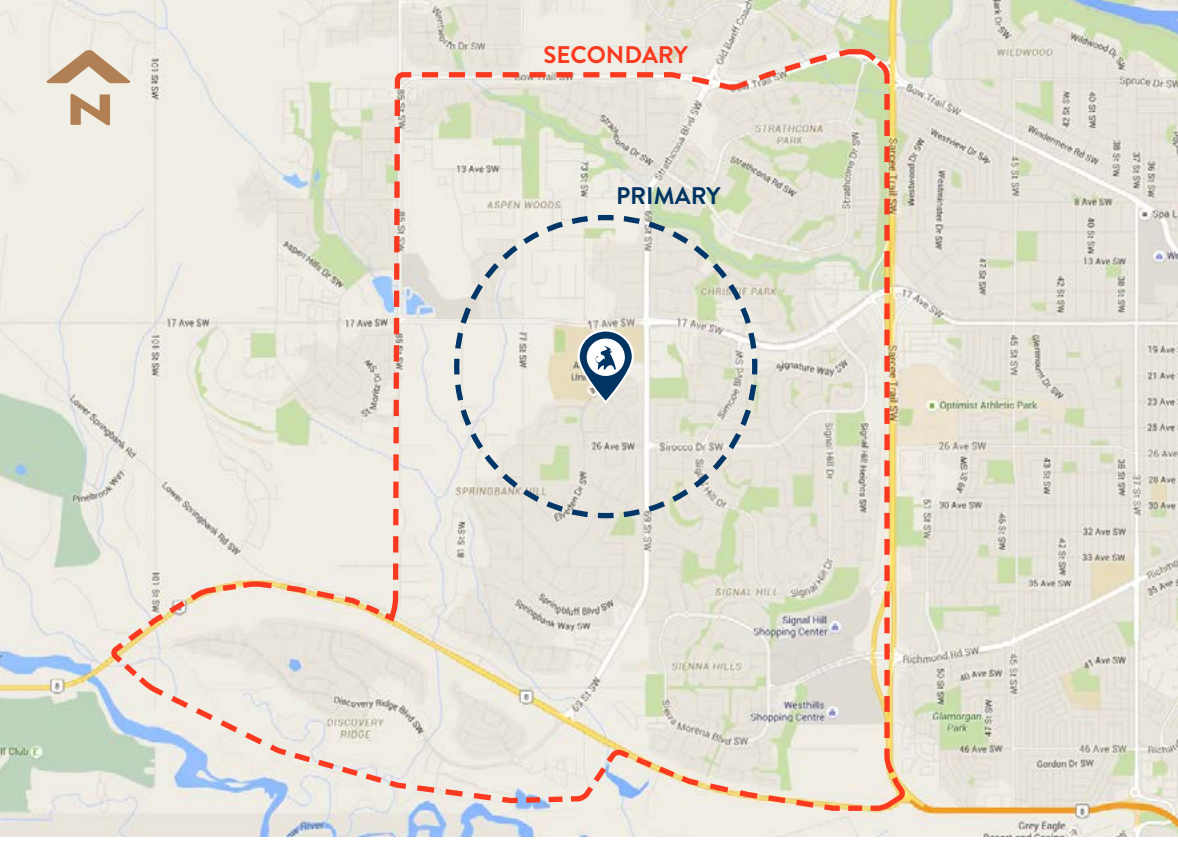
[PROPERTY WEBSITE >>](#)



# ABOUT LOCATION HIGHLIGHTS

- Surrounded by 4 schools, including Ambrose University, a Provincially accredited, degree granting University with over 910 enrolled students and 90 staff
- One of the most affluent areas in Calgary, with average household incomes over \$214,323 in primary trade area
- Located close to Westside Recreation Centre, which includes a pool, fitness centre and arena





## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary:	7,218
Secondary:	37,016
Calgary:	1,306,784



### DAYTIME POPULATION

Primary:	5,241
Secondary:	21,560



### AVERAGE AGE

Primary:	40.6
Secondary:	42.0
Calgary:	38.8



### HOUSEHOLD INCOME

Primary:	\$214,323
Secondary:	\$199,967
Calgary:	\$129,000



### EDUCATION

Primary:	85.4%
Secondary:	84.5%
Calgary:	71.0%



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

81,325 sq ft

## LANDLORD

Springborough Plaza Joint Venture Ltd.

## ZONING

C-O (Commercial - Office)

## PARKING

324 surface stalls

## YEAR BUILT

2010

## LEGAL DESCRIPTION

Plan: 0911560

Block: 1

Lot: 77



## ADDITIONAL RENT 2024 ESTIMATES

	RETAIL	OFFICE
Operating Costs	\$ 12.91 PSF	\$ 12.55 PSF
Property Tax	\$ 7.64 PSF	\$ 7.04 PSF
Total	\$ 20.55 PSF	\$ 19.59 PSF
Premises Utilities	Separately Metered	
Management Fee	Included	

## TENANTS

**WAVES**  
COFFEE + HOUSE

**lifemark**



**DENIM & SMITH**  
BARBERSHOPS

**CENTURY 21**  
Canada

**SUBWAY**

**brightstudios**

**HAN SANG**  
KOREAN CUISINE

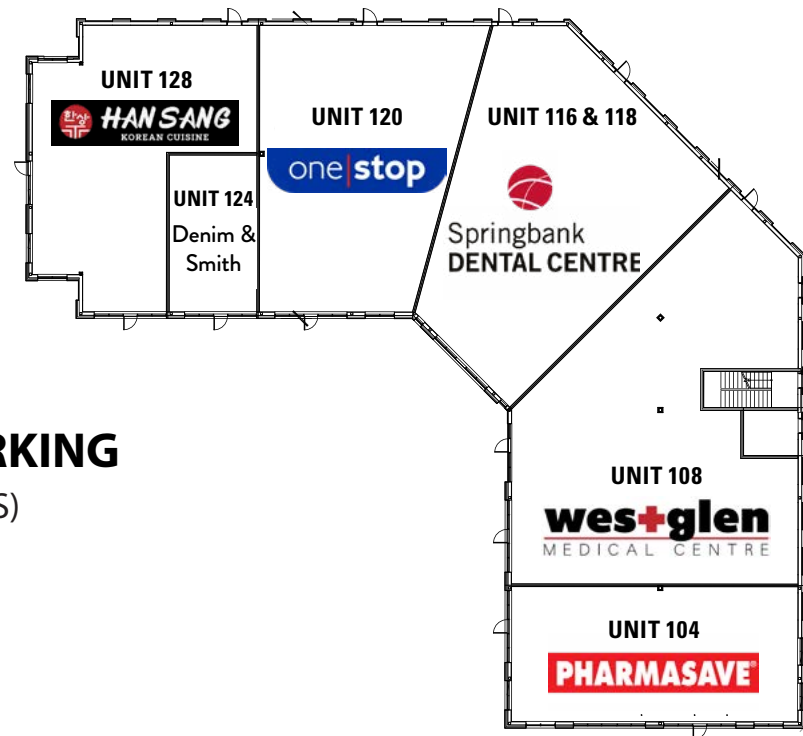
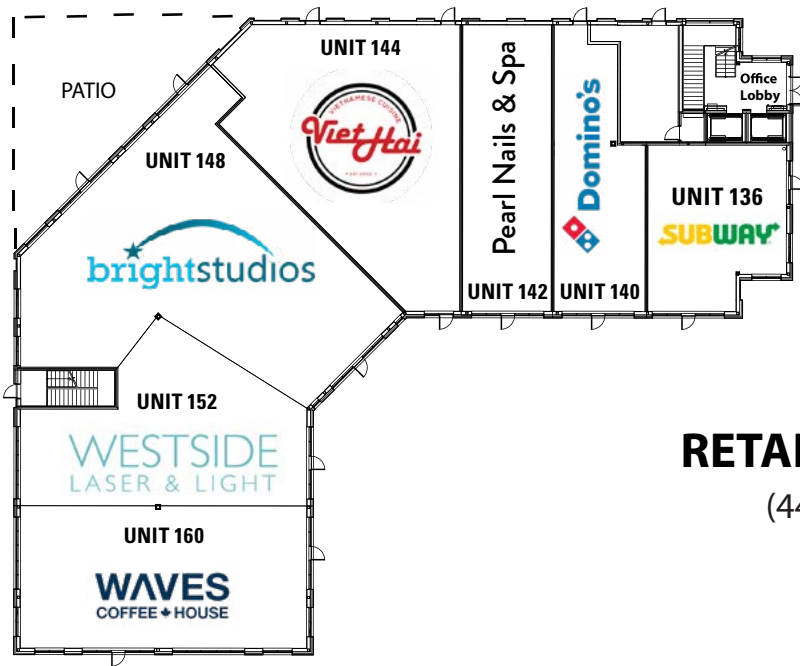
**PHARMASAVE**

**ZEAL**  
PERFORMANCE

# MAIN FLOOR

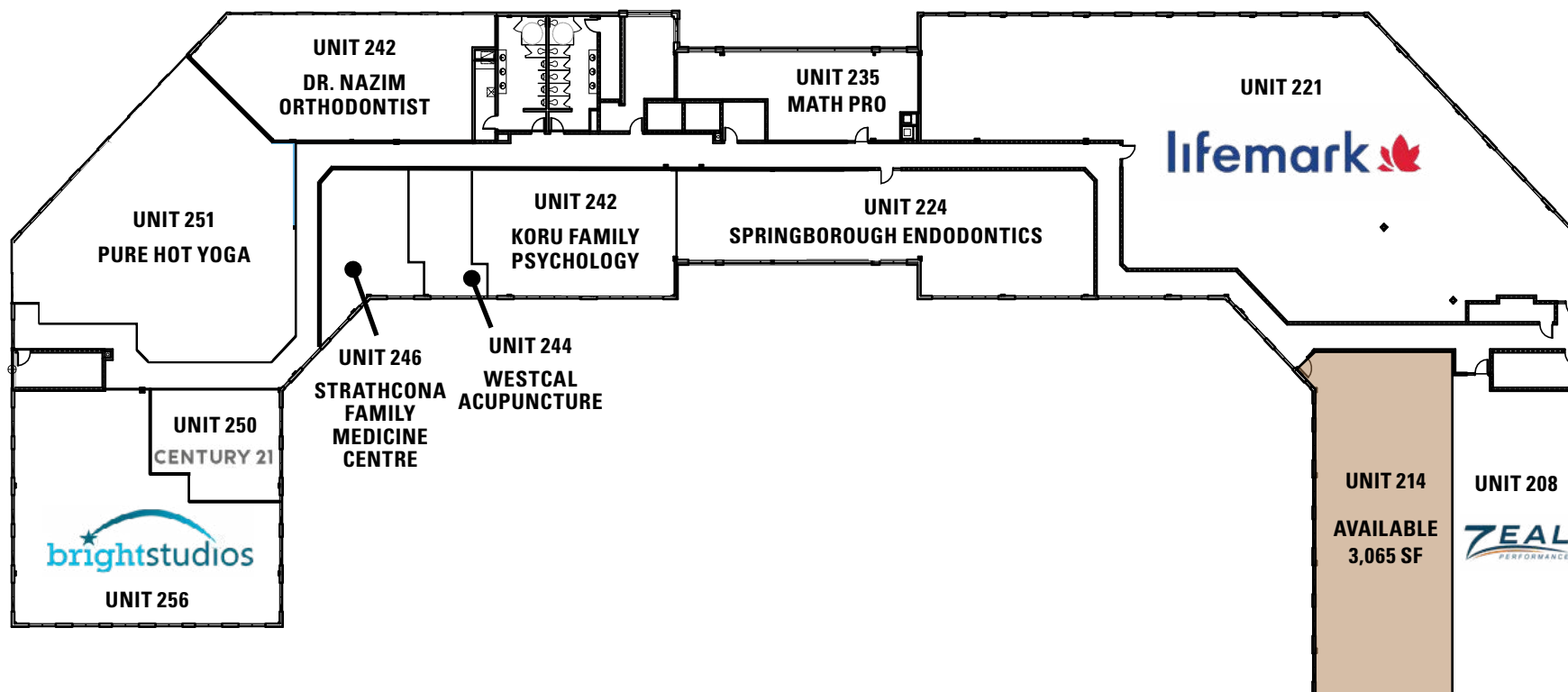


## CUSTOMER/OFFICE PARKING (280 STALLS)

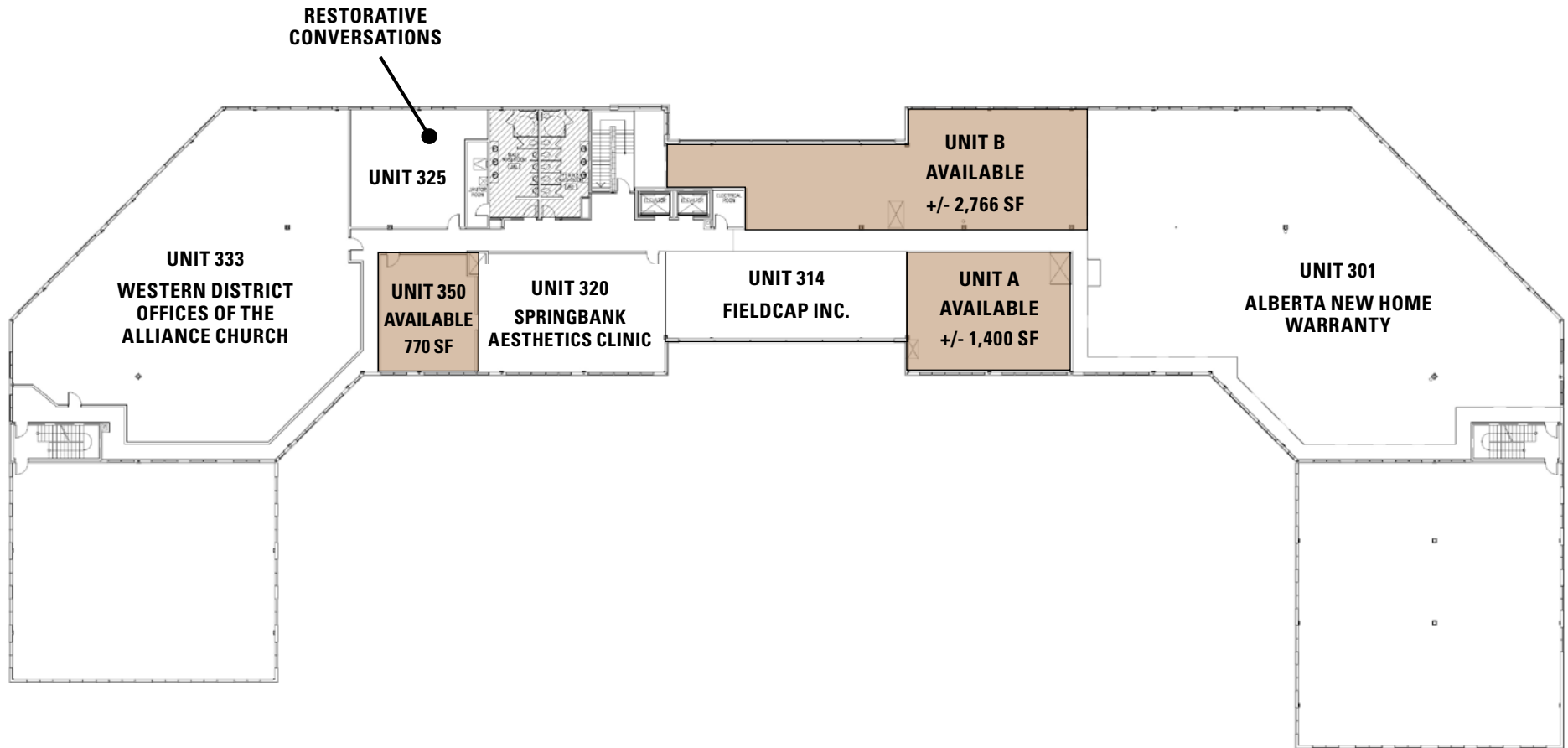


## RETAIL PARKING (44 STALLS)

# SECOND FLOOR



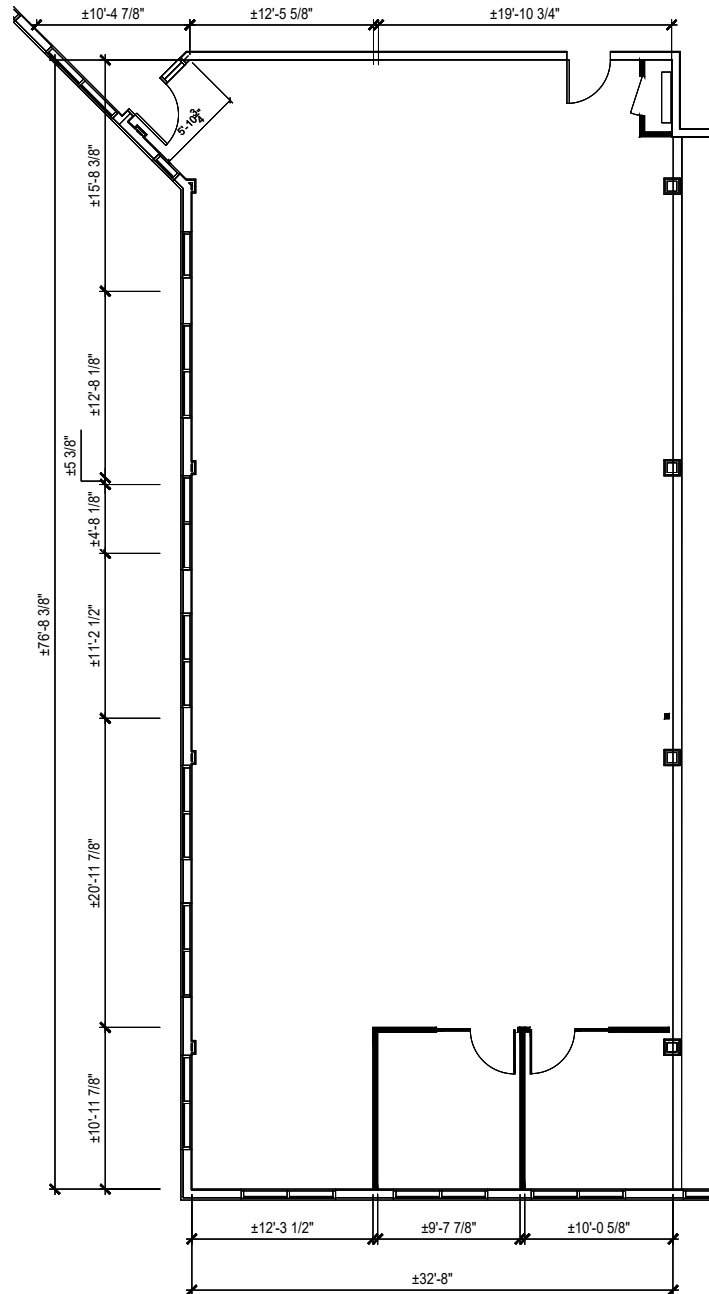
# THIRD FLOOR





UNIT PLANS

# UNIT #214



## UNIT

214

## RETAIL AREA

3,065 Square Feet

## CEILING HEIGHT

9'

## POWER

200A

## HVAC

400 ft / ton cooling

## MUA

3000 CFM

## WATER

3/4" line

## GAS

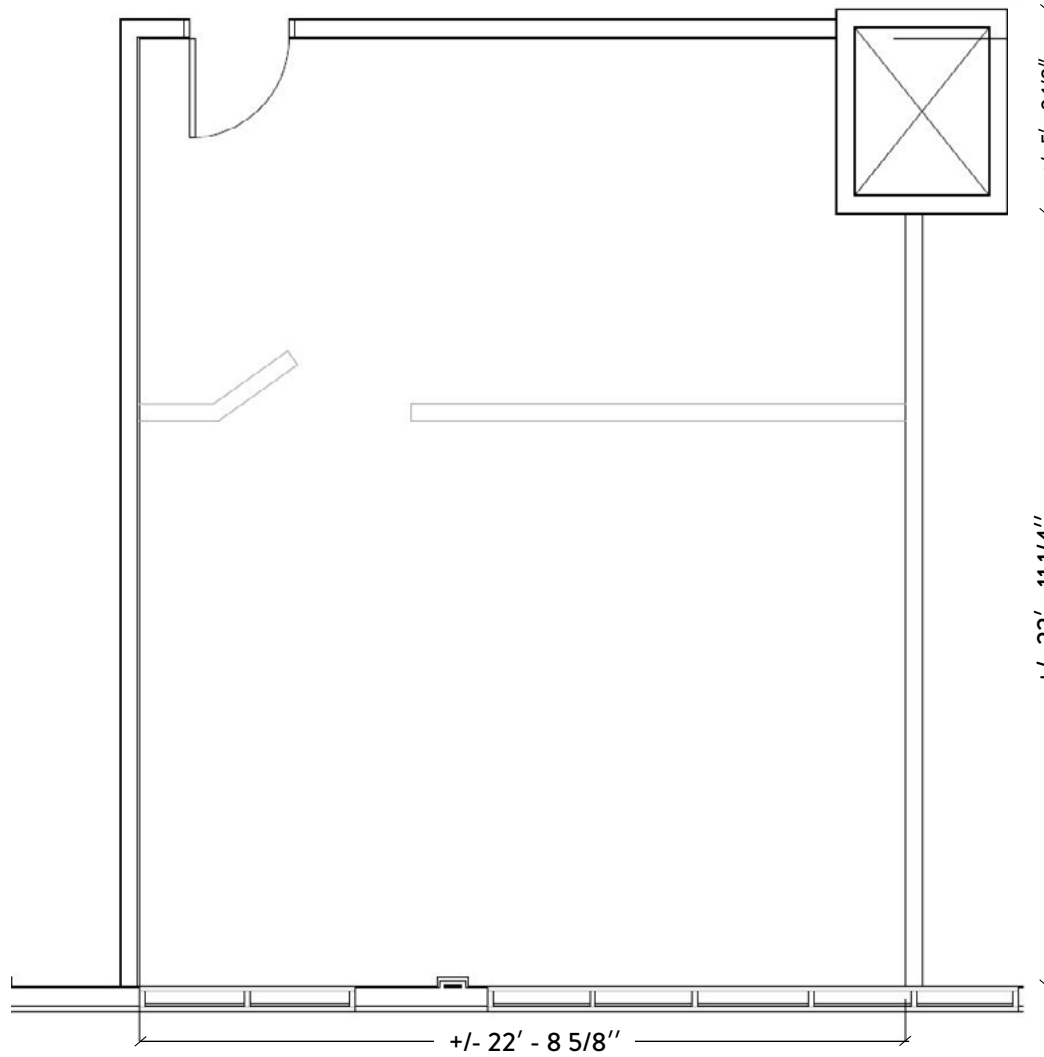
No

## SEWER

4" line

UNIT PLANS

# UNIT #350



**UNIT**

350

**RETAIL AREA**

770 Square Feet

**CEILING HEIGHT**

8'

**POWER**

100A

**HVAC**

400 ft / ton cooling

**MUA**

750 CFM

**WATER**

1/2" line

**GAS**

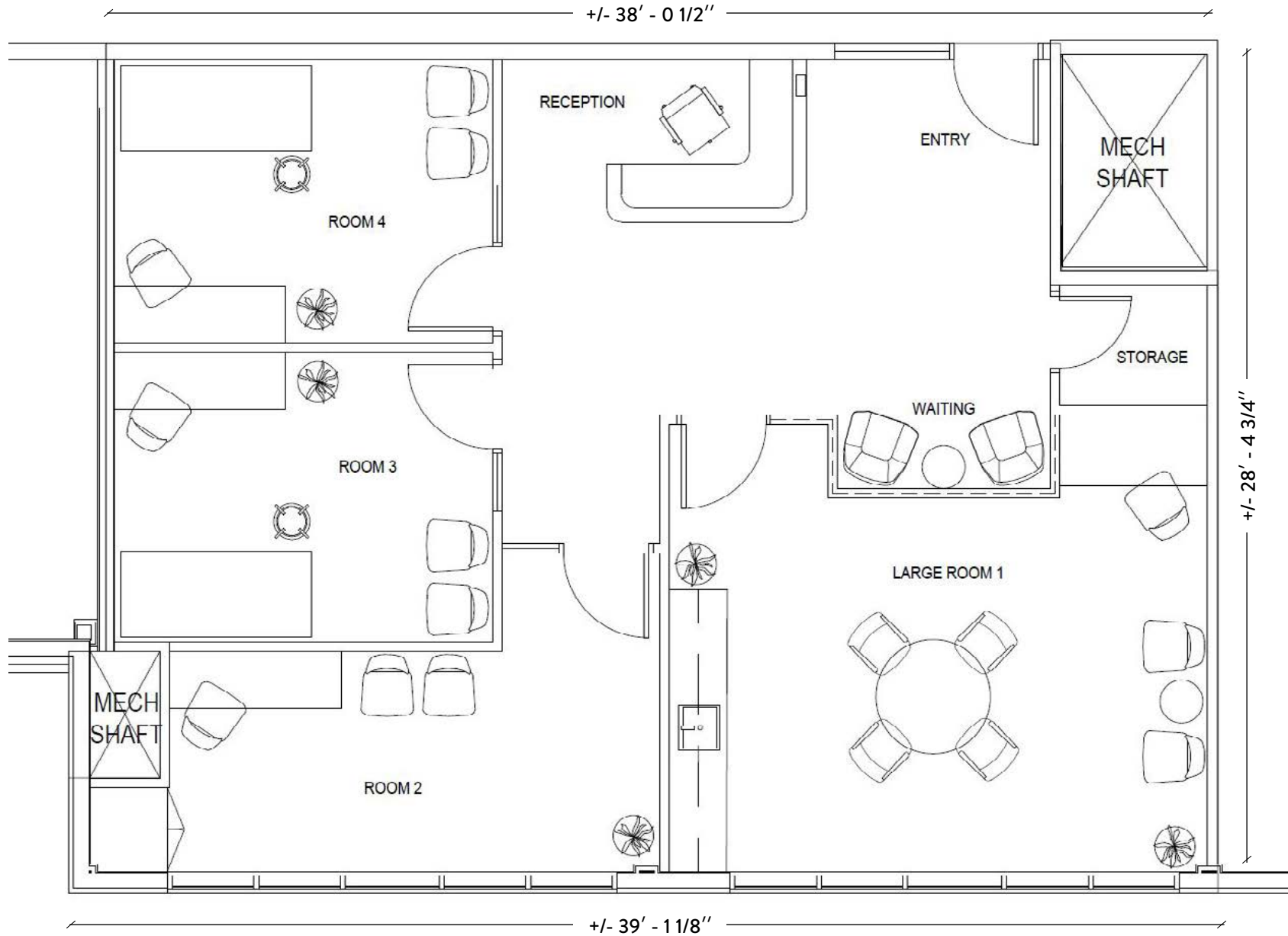
No

**SEWER**

2" line

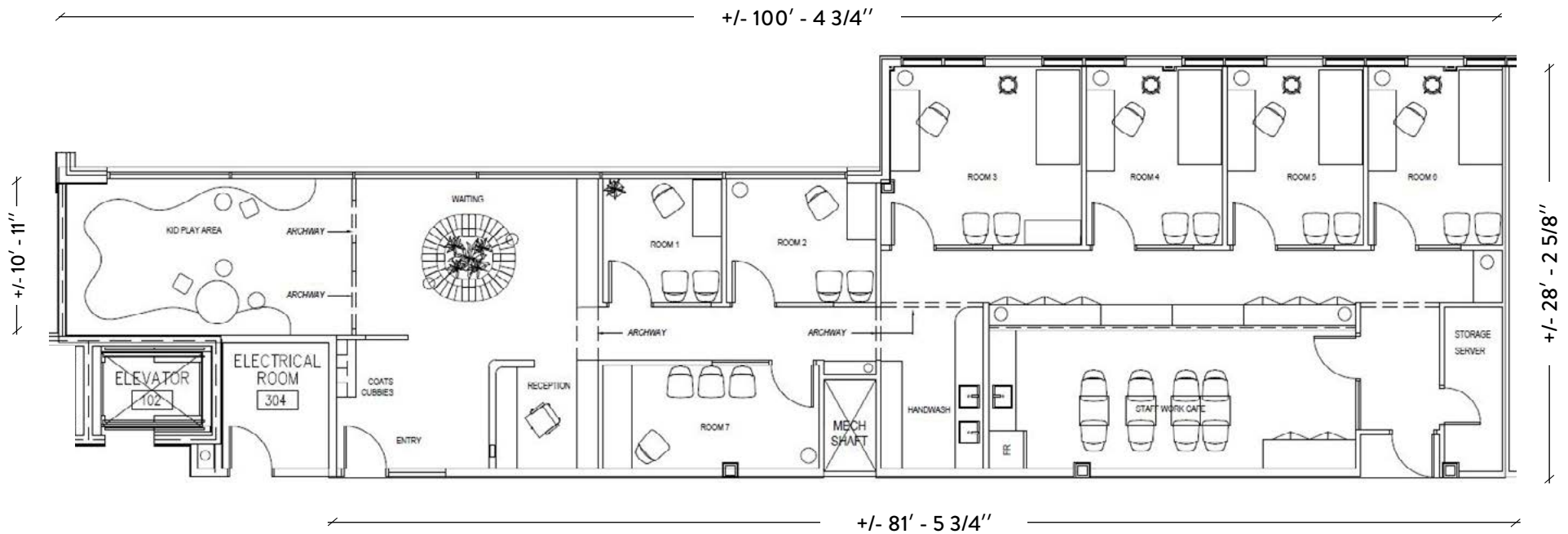
CONCEPT PLAN

UNIT A



CONCEPT PLAN

UNIT B



# ADDITIONAL PHOTOS



MAIN LEVEL OFFICE LOBBY



SECOND LEVEL CORRIDOR

CONNECT WITH US  
**CONTACT**

GENERAL



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ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

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