

RETAIL / OFFICE SPACE FOR LEASE



SPRINGBOROUGH PROFESSIONAL CENTRE

BRITTANY BAKER

30 Springborough Blvd SW, Calgary, Alberta

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Unit 214: 2,905 SF

Unit A: 1,399 SF

Unit B: 2,766 SF

Unit 314: 1,504 SF

Unit 350: 770 SF

[VIEW AERIAL VIDEO >>](#)

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PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

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

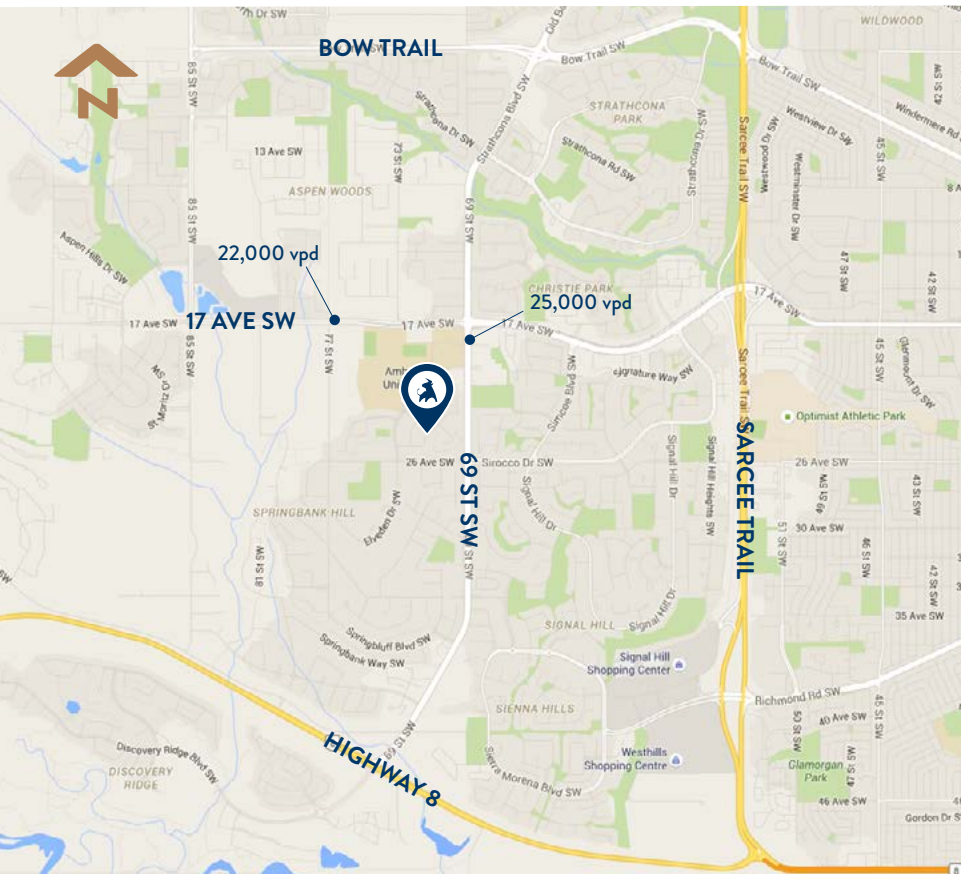
- > Close proximity to the 69 Street LRT station, with a daily ridership of approximately 12,000 people
- > 4,200+ students attend school or university within one block
- > More than 680 people employed in the immediate vicinity
- > Abundant surface parking stalls available for tenants and their clientele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

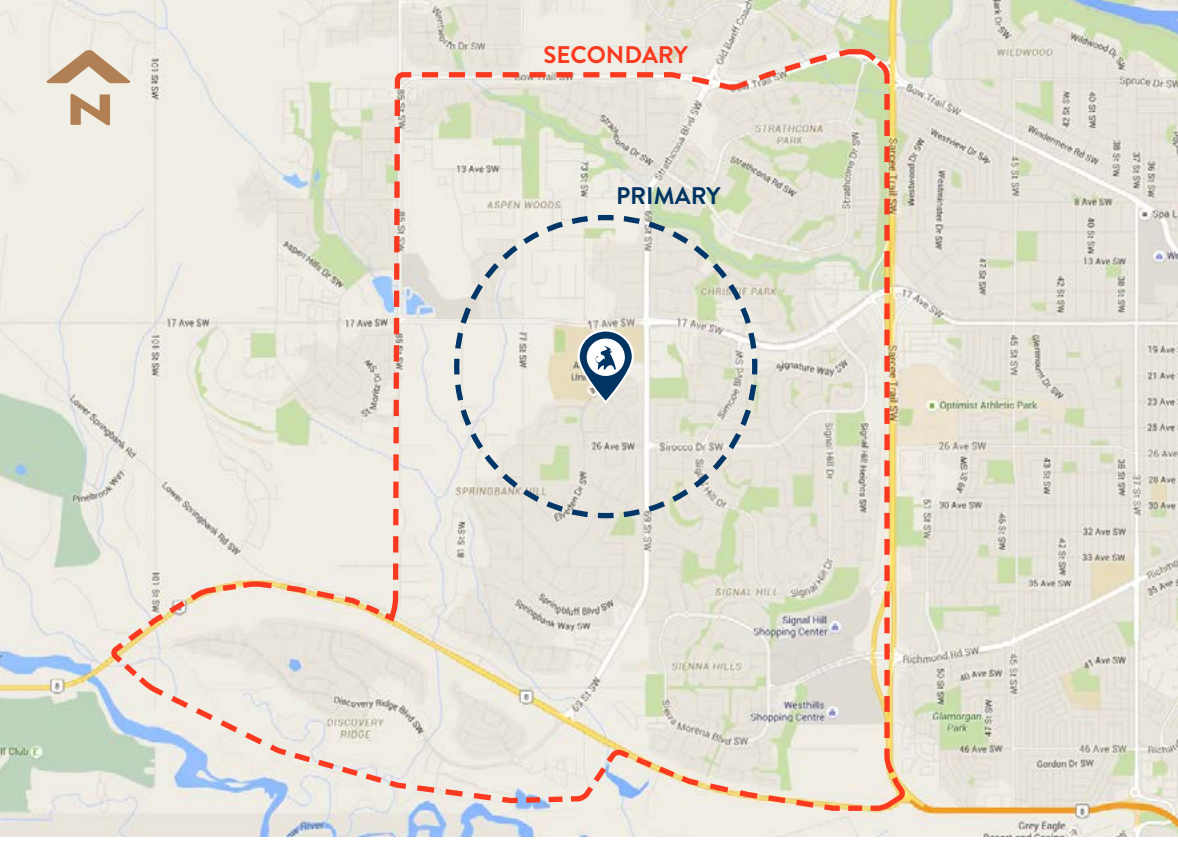
[PROPERTY WEBSITE >>](#)



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

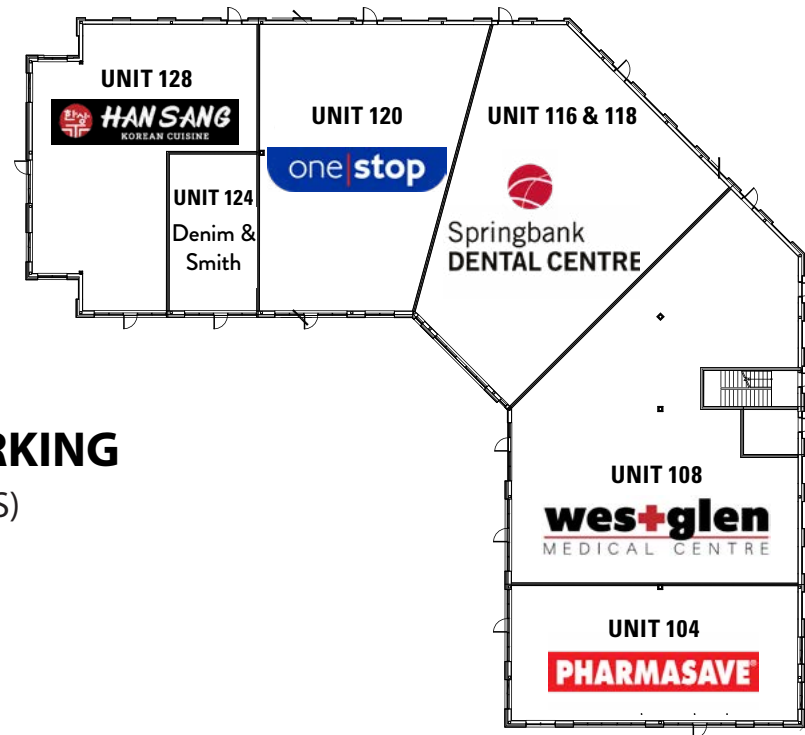
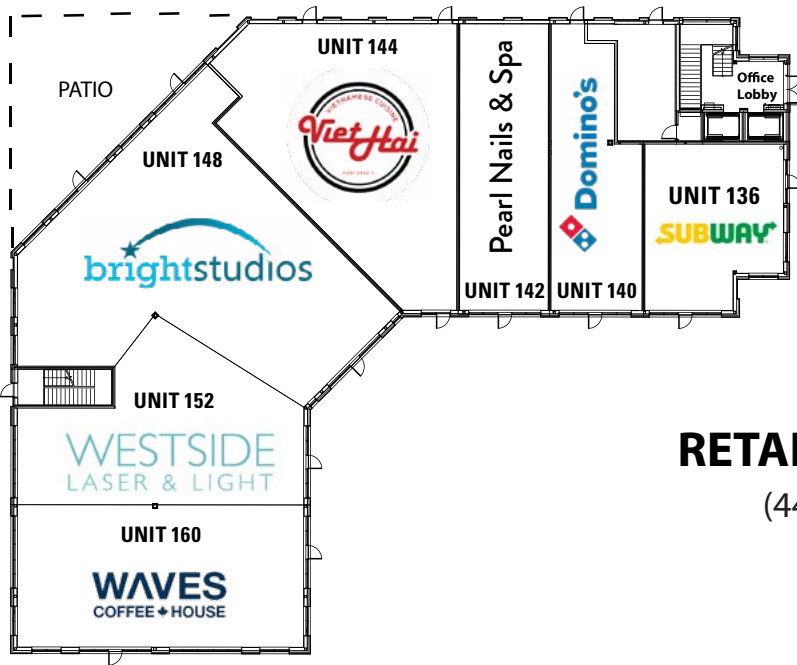
PHARMASAVE

ZEAL
PERFORMANCE

MAIN FLOOR

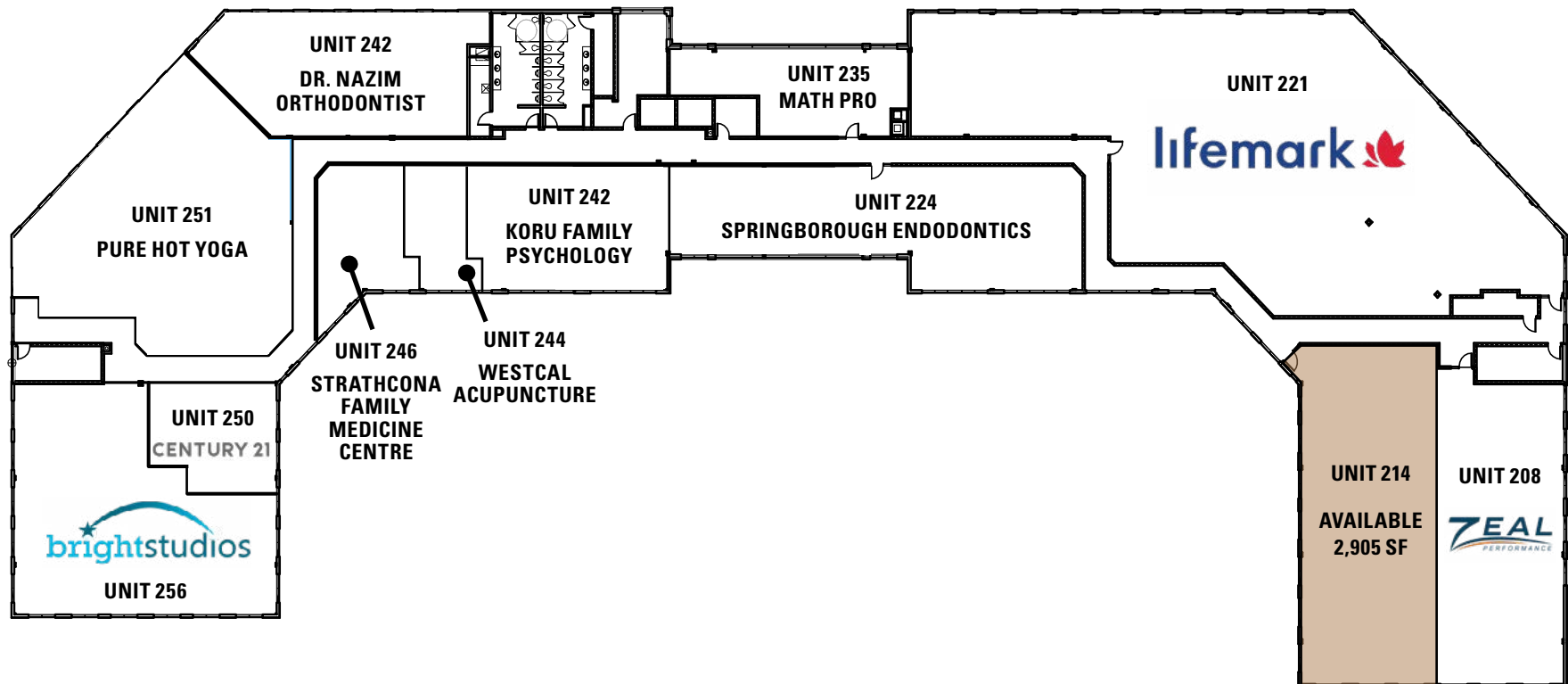


CUSTOMER/OFFICE PARKING (280 STALLS)

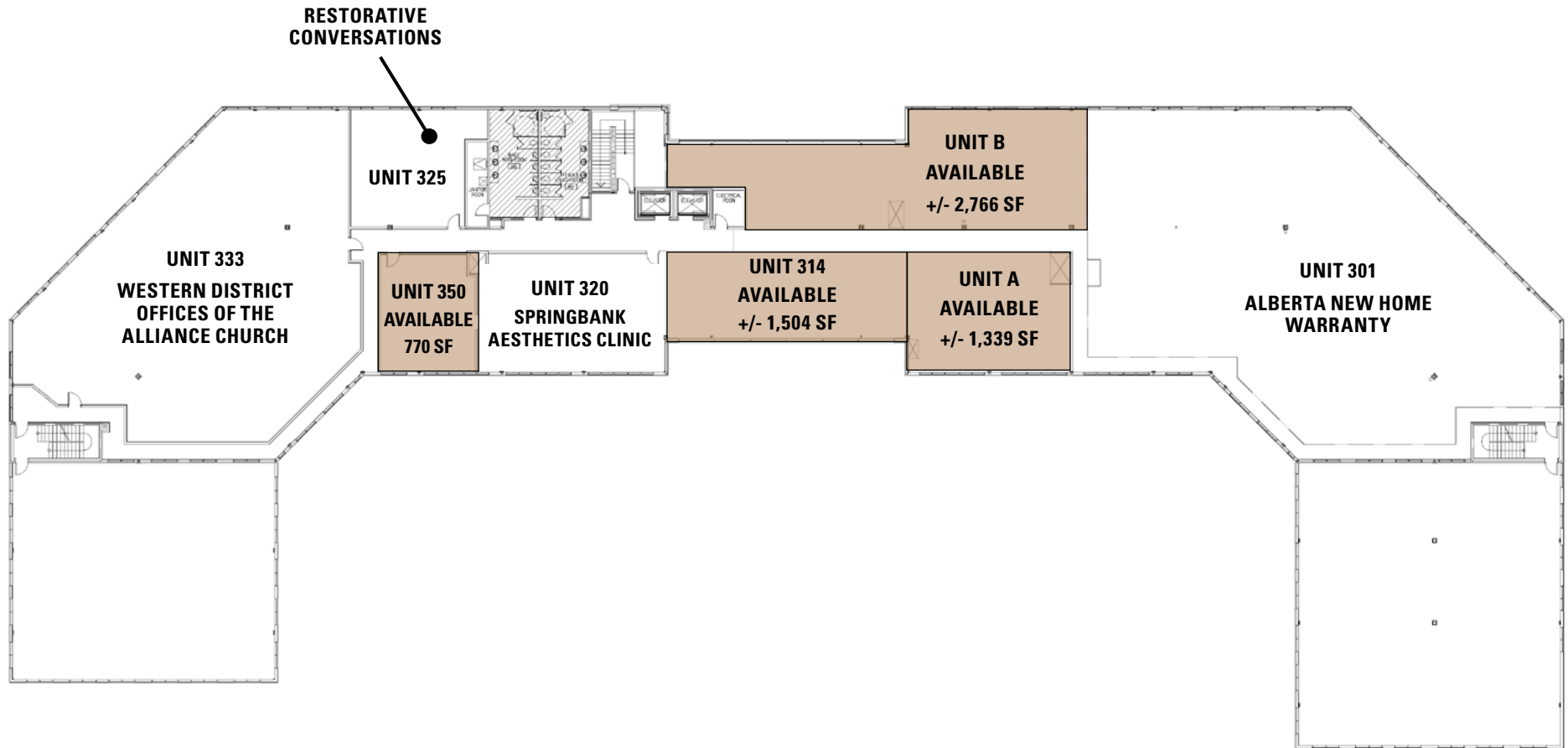


RETAIL PARKING (44 STALLS)

SECOND FLOOR



THIRD FLOOR



ADDITIONAL PHOTOS



MAIN LEVEL OFFICE LOBBY



SECOND LEVEL CORRIDOR

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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ABOUT THIS LISTING

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

We conduct ourselves at all times with integrity with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

