



Chestermere

HEALTH CENTRE



786 KINNIBURGH BOULEVARD EAST
CHESTERMERE, ALBERTA



Real value in a changing world



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HEALTH CENTRE

Currently under construction, Chestermere Health Centre is a 22,000sq. ft., single story medical centre located in Chestermere, AB. Alberta Health Services has been secured as the anchor tenant for Phase I of this highly sought-after development. The project is part of a new overall development which will house over 1100 single family units and 100 multi-family units. The project is ideal for medical practitioners from all sectors, pharmacy, complimentary services and food uses. Phase II will offer an additional 22,000sq. ft. of space, upon completion of leasing Phase I.

Available Premises:	Unit A3: 1,622sf Unit A4: 6,938sf Contiguous for 8,560sf
Floor Plate:	22,000sf
Number of Floors:	One
Parking:	1:250sf
Signage:	Bulkhead available
Annual Net Rent:	Market Rates
Estimated 2013 Op Costs:	\$8.00psf
Leasehold Improvement Allowance:	Negotiable
Population:	15,352 (2012)
Trade Area:	41,000 (exclusive of Calgary)

PHASE I: 40% LEASED



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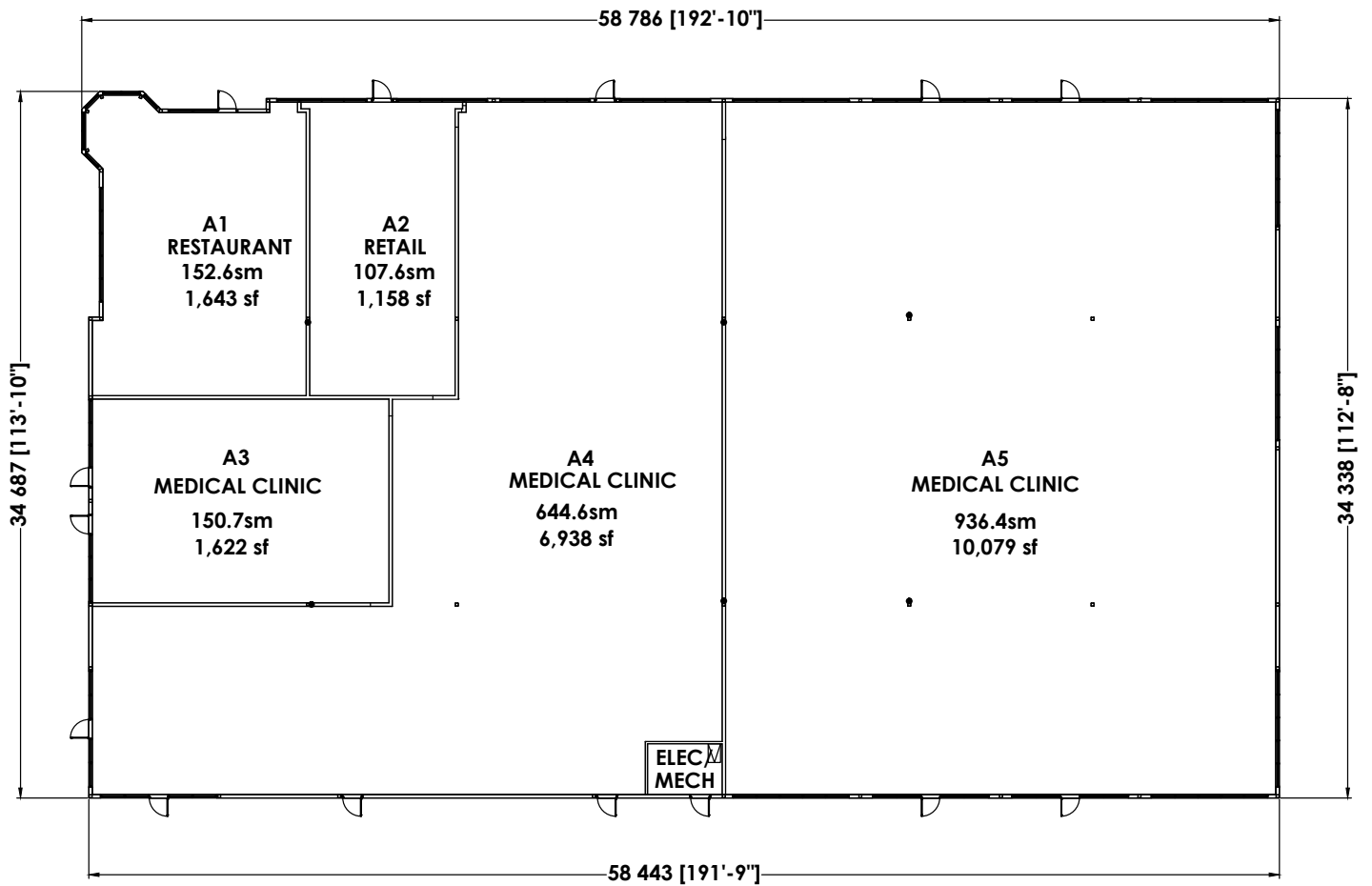
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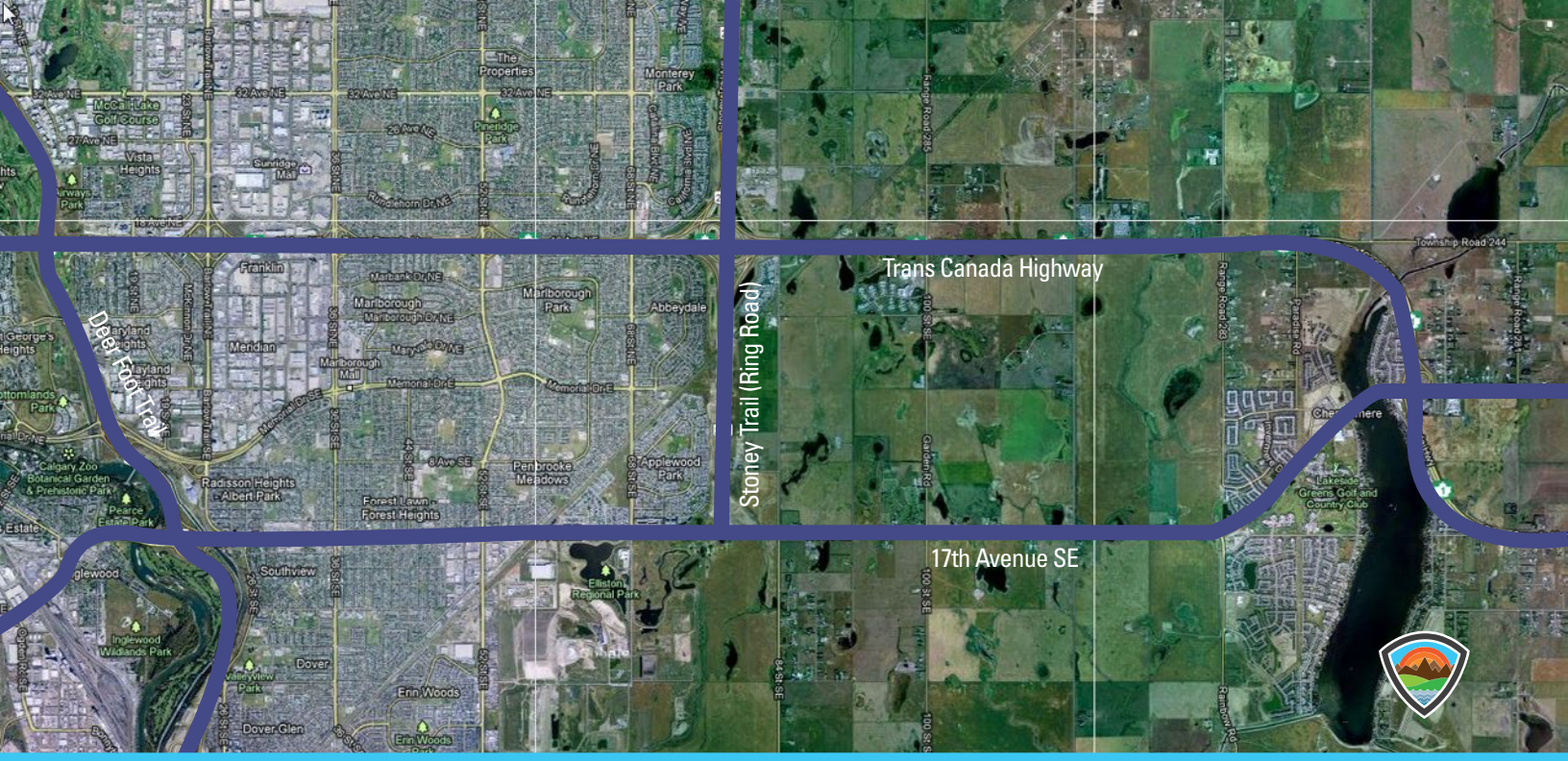


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Typical Floor Plate





For more information, please contact:

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