



ONE NORTH BUSINESS CENTRE

4503 BRISEBOIS DRIVE NW
CALGARY, ALBERTA

DEMOGRAPHICS



Neighbourhood

Brentwood



Population

6,585



Median Age

40



Household Income

\$188,829

BUILDING DETAILS



Parking

30 underground stalls



Year Built

2019



Traffic Count

9,000 vpd Brisebois Dr.
13,000 vpd Northmount Dr.

HIGHLIGHTS

- One North Business Centre is located right in the heart of the well-established neighbourhood of Brentwood. With a high walk score and good proximity to transit routes, this building provides a highly desirable location for a variety of retail or office users.
- Minimum demisable 1,200 square feet
- Newly built Class "A" office and retail building
- Within close proximity to the University of Calgary
- Ample underground parking for tenants and visitors

PROPERTY DESCRIPTION

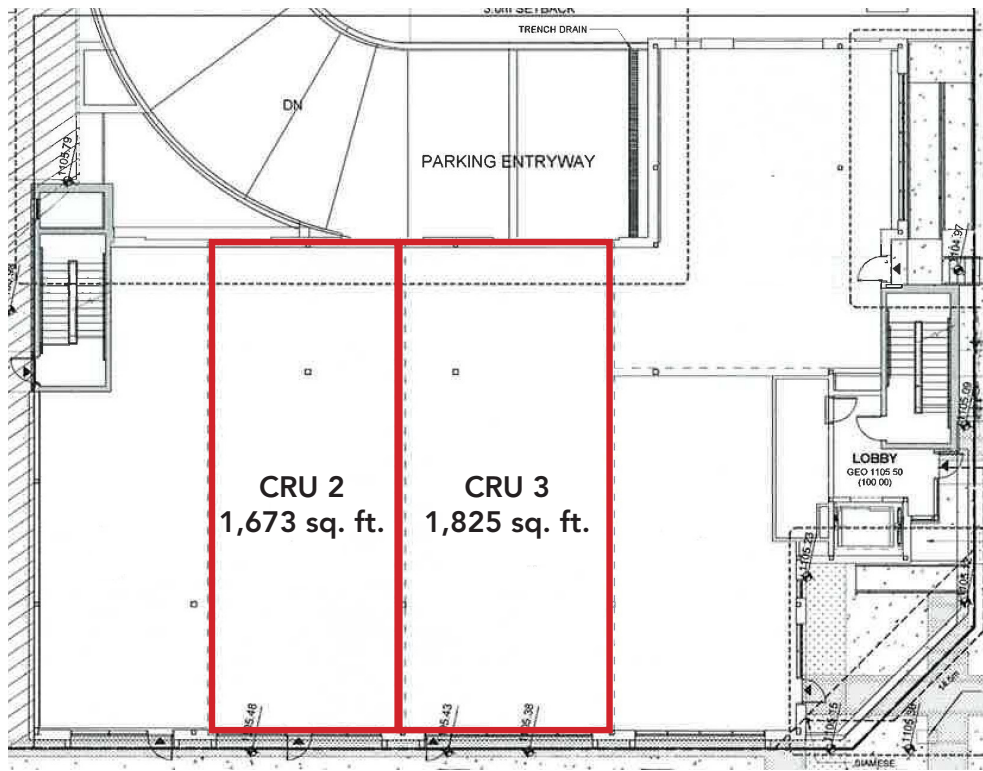
	Main Floor Retail
Sizes Available:	CRU #2: 1,673 sq. ft.
	CRU #3: 1,825 sq. ft.
	2nd Floor: 3,558 sq. ft. (demisable to two 1,780 units)
	Unit 205: 550 sq. ft.
Parking:	Ample underground and street parking
Available:	Immediately
Price:	Market
Op. Costs:	\$16.01 psf (est.)

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
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MAIN FLOOR RETAIL

4503 Brisebois Drive NW, Calgary, Alberta



SECOND FLOOR

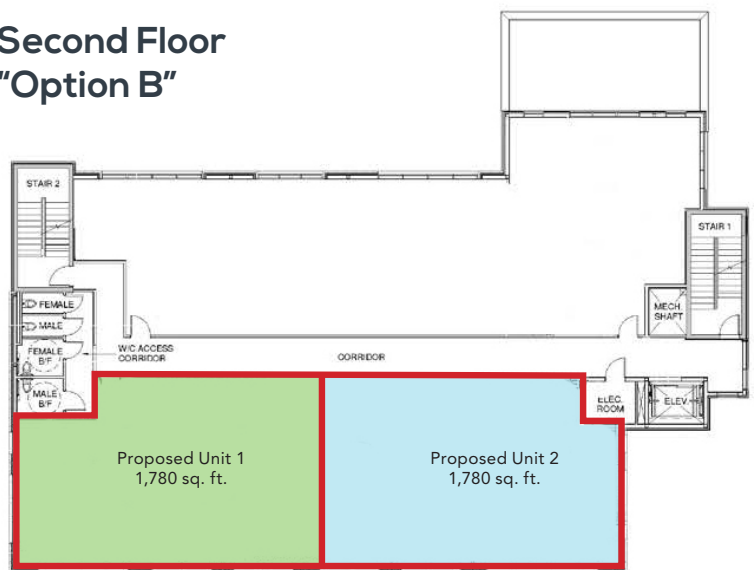
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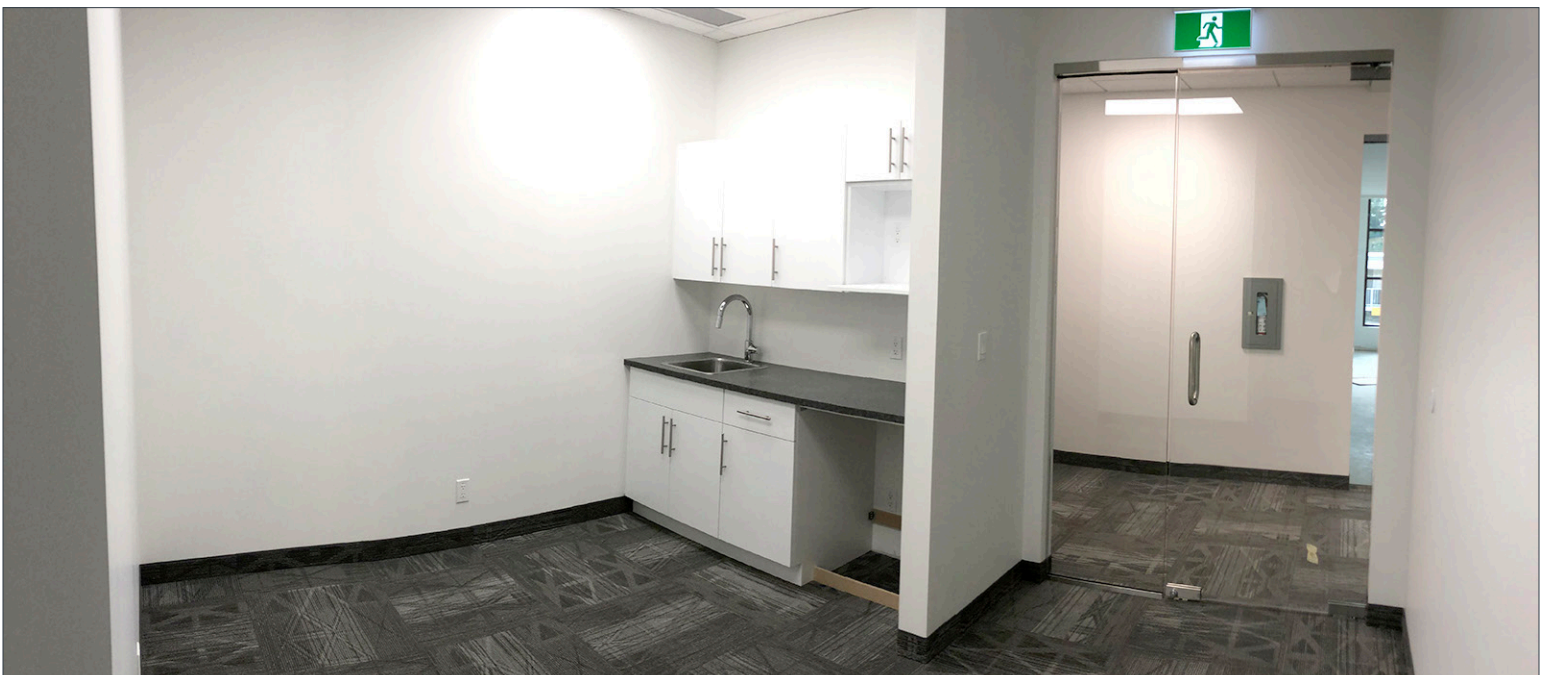
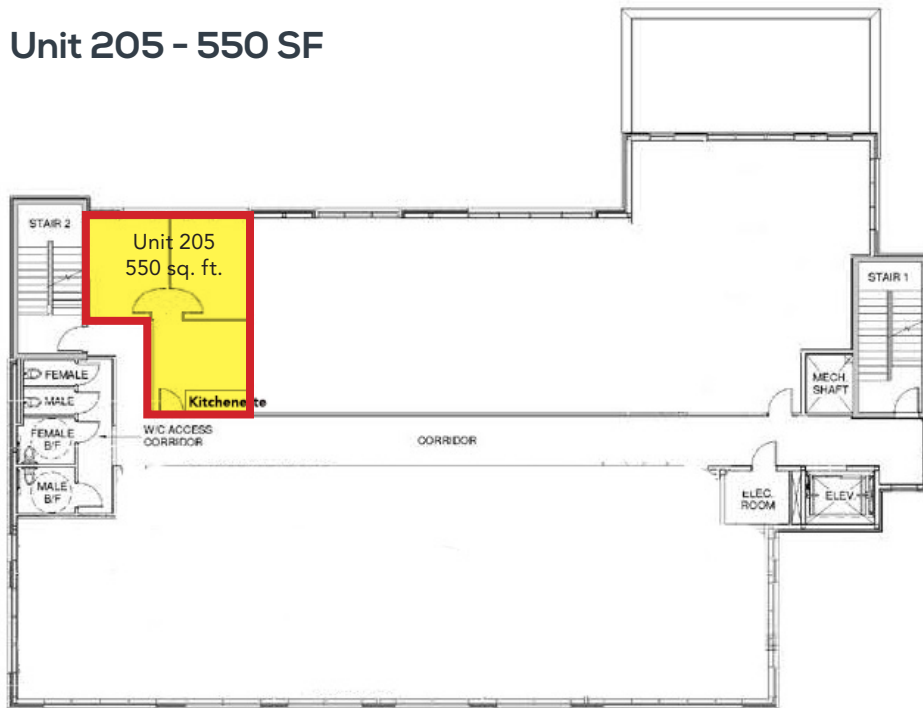
Second Floor - 3,558 SF
"Option A"
Turn Key Options Available



Second Floor
"Option B"



Unit 205 - 550 SF



Short Term Micro Office Rentals



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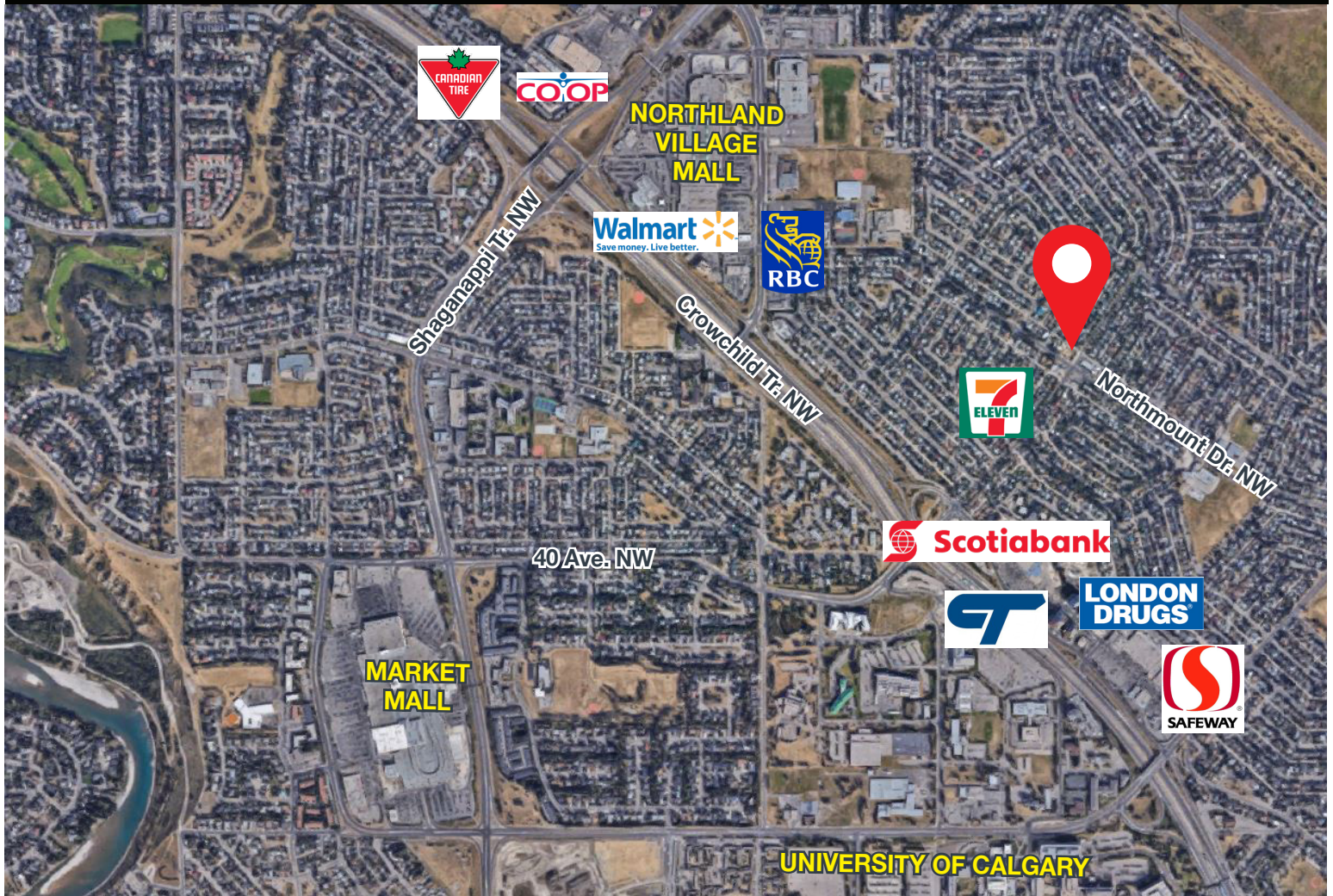
Main 403.802.6766

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LOCATION

4503 Brisebois Drive NW, Calgary, Alberta



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