

For Lease

Fully Built Out Office
Move In Ready



COCHRANE LANDING

120 5 AVENUE
COCHRANE, ALBERTA



HIGHLIGHTS

- Cochrane Landing is a 60,000 square foot unenclosed centre with retail and office tenants anchored by Shoppers Drug Mart, CIBC and Starbucks.
- This is a dominant center within the Downtown Commercial trade area.
- The Centre's significance in the marketing place is supported by the tenants strong sales. Constructed approximately 10 years ago, the architectural design remains relevant and attractive.

PROPERTY DESCRIPTION

Rates:	Market
Office Size:	D 2207 / D 2209 - 5,788 sq. ft.
Op. Costs:	Office: \$15.02 psf (utilities inclusive)
Term:	5 & 10 year
Available:	30 Days
Parking:	Ample shared parking

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
23,468



Median Age
37



**Household
Income**
\$106,333

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SITE PLAN

120 5th Avenue, Cochrane, Alberta

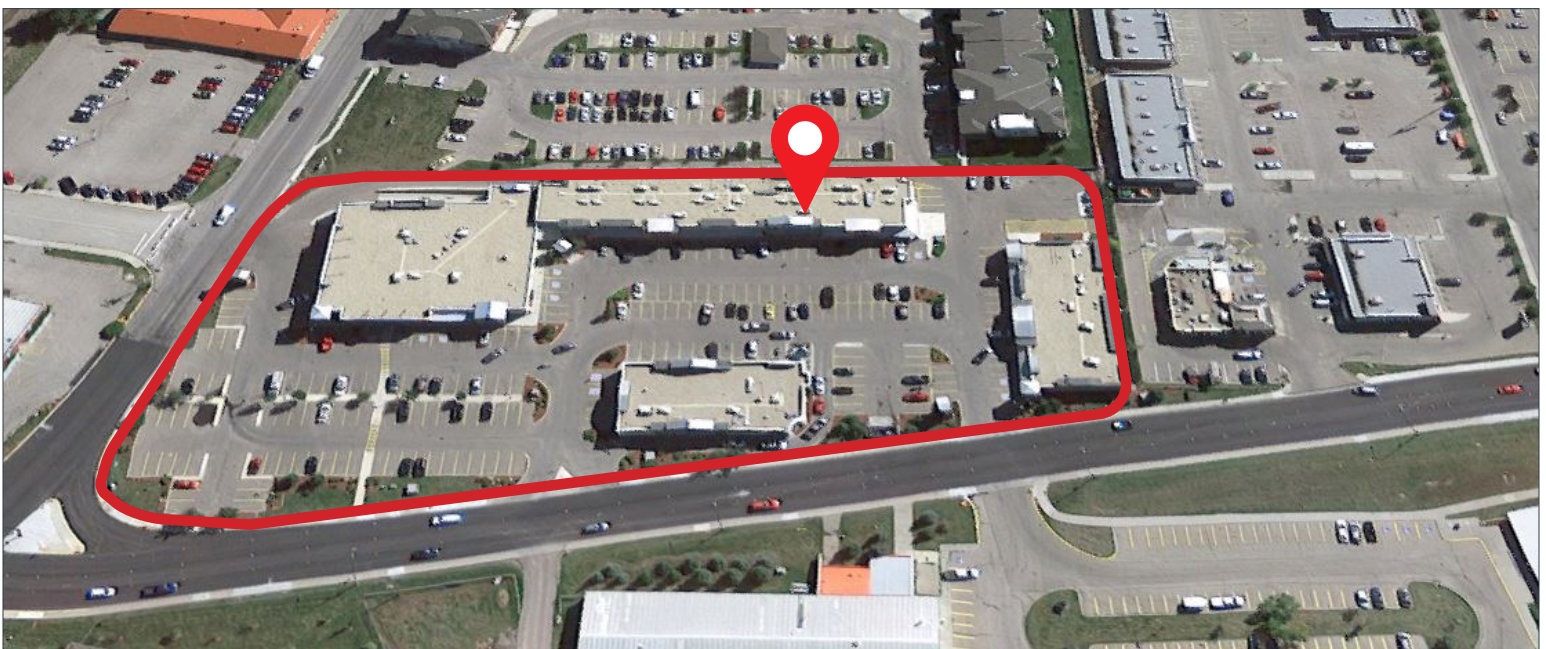
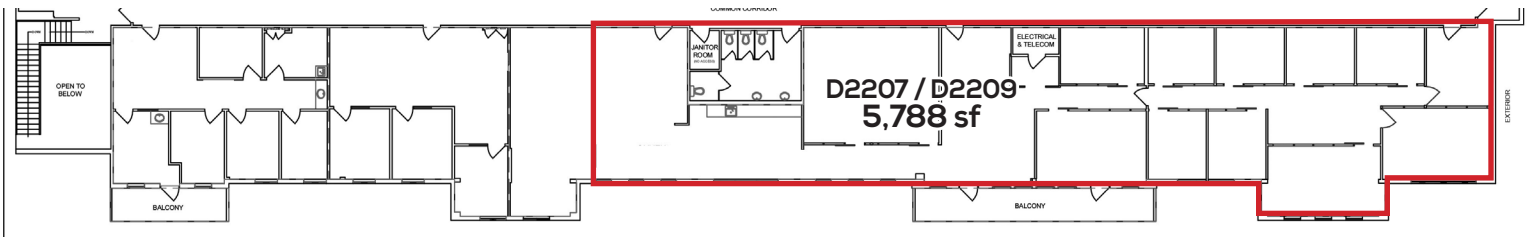
120 5th Avenue West, Cochrane, AB



Pizza Hut
Taekwondo Academy
CIBC
Starbucks
Iris Optometrist
Blush Hair Studio
Shoppers Drug Mart
Classic Nails
Chasing Restaurant
Money Mart
Mehtab East
Fifth Avenue
Happy Liquor

SECOND LEVEL

Synergy Collaborative Health
Renew + Refresh Medical Spa
Spirit West Energy
Lahey Medical Centres
SPMI Cochrane
Creative Beginnings
AMP2Play







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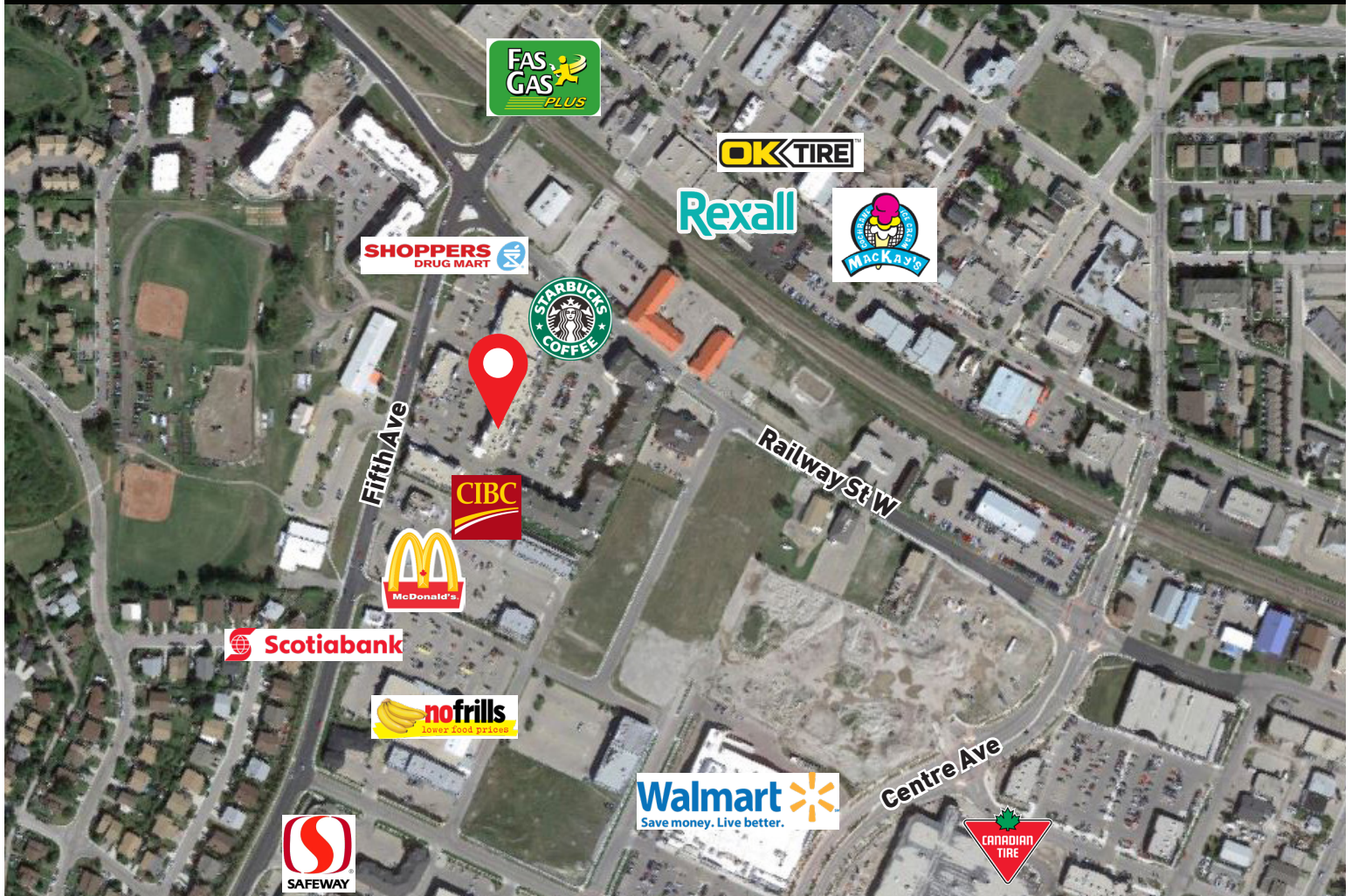
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LOCATION

120 5 Avenue, Cochrane, Alberta



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