

For Lease

\$5,000 BROKER BONUS!

on a Completed Deal before July 31, 2024



LAST REMAINING MAIN FLOOR RETAIL

**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.
- 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

Sizes Available: Main Floor Retail
CRU 2 - 1,674 sq. ft.
CRU 3 - 1,825 sq. ft.

Parking: Ample underground and street parking

Available: Immediately

Price: Market

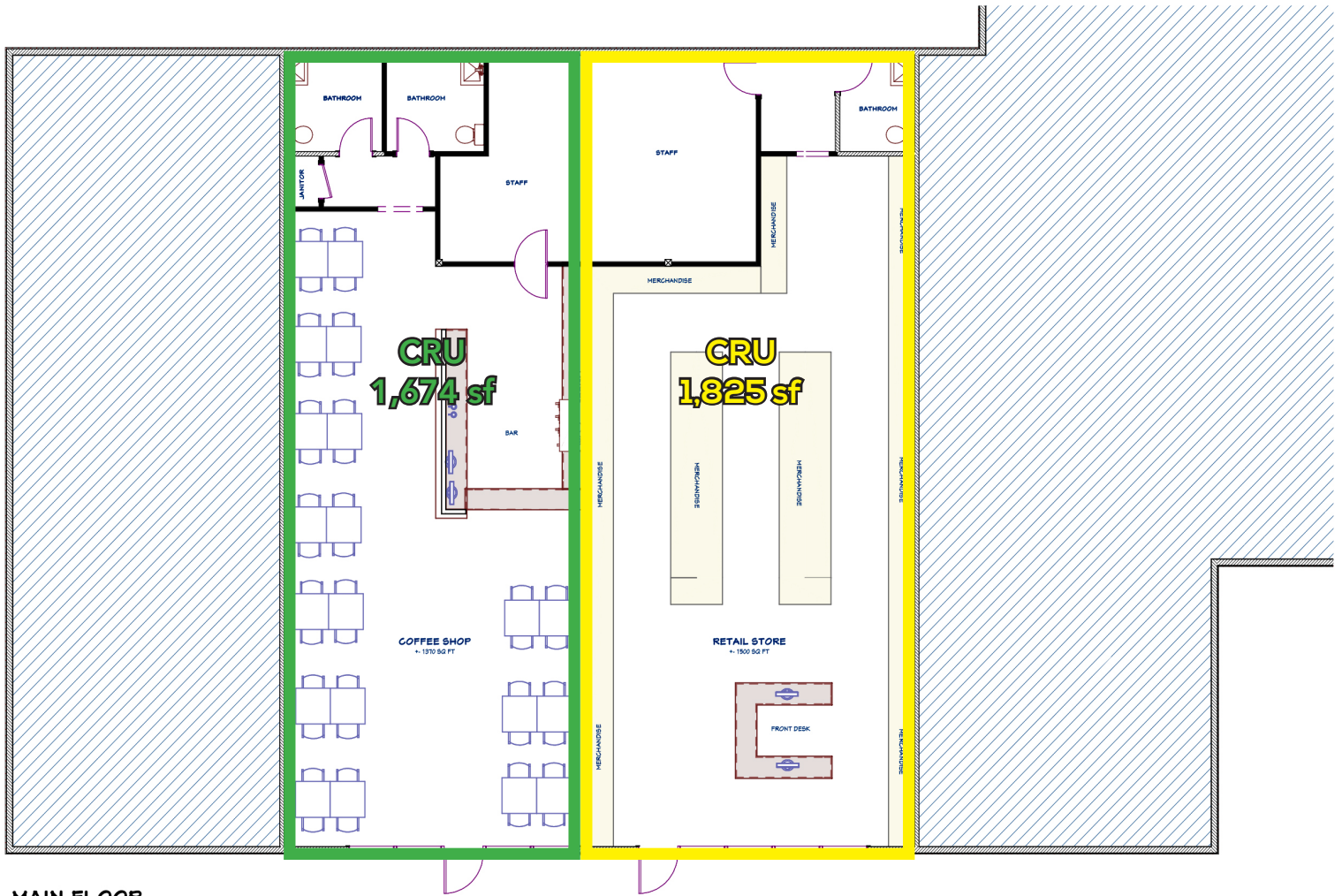
Op. Costs: \$17.00 psf (est.)

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

MAIN FLOOR RETAIL

4503 Brisebois Drive NW, Calgary, Alberta



MAIN FLOOR
SCALE: 1:100





HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766
Toll Free 800.750.6766

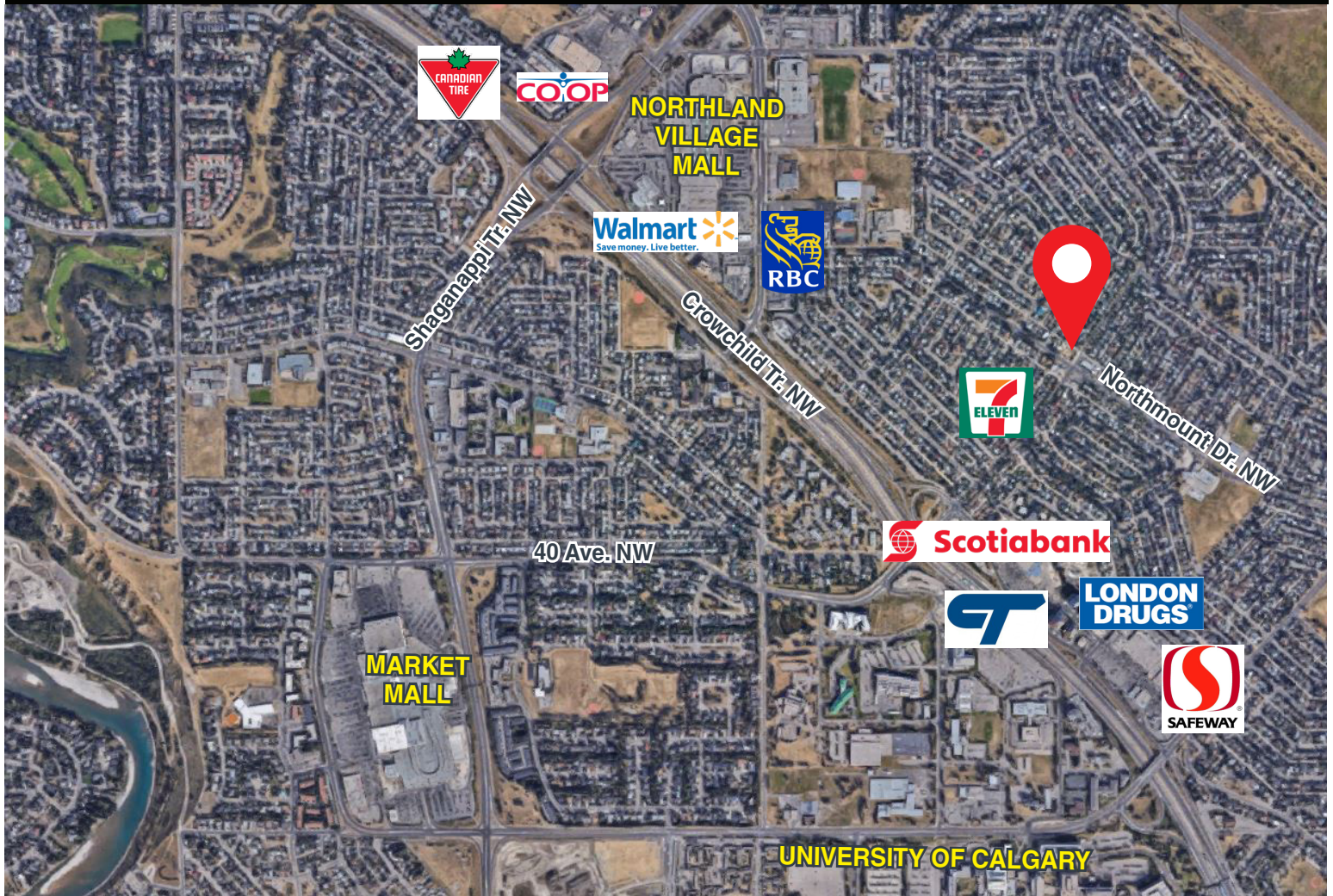
RENDERINGS

4503 Brisebois Drive NW, Calgary, Alberta



LOCATION

4503 Brisebois Drive NW, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Brandon Lau

Vice President Sales & Leasing

403.708.0730

blau@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766