

BRIDGELAND PROFESSIONAL CENTRE

1010 1ST AVENUE NE, CALGARY, AB



PREMIER MEDICAL ORIENTED INNER CITY OFFICE BUILDING

The Offering

CBRE's National Investment Team – Calgary (“CBRE” or the “Advisor”) is pleased to offer a rare opportunity to acquire Bridgeland Professional Centre (the “Property” or “Building”), a premier medical oriented office building that has consistently outperformed the overall market with its exceptional occupancy rates and strong rental income. This well-maintained, 29,319 SF property boasts a highly sought-after corner location, with an abundance of amenities in the surrounding area. The Property has an excellent parking ratio, providing 48 parking stalls or 1 stall per 611 SF (1.64 stalls per 1,000 SF).



Investment Highlights

- » 81% leased to 12 tenants, with a large portion being medical and long-term tenants. The existing tenants have been in occupancy for an average of 8.9 years
- » Prominent corner location, in the heart of the amenity rich community of Bridgeland
- » Average in-place net rent of \$15.60 PSF, with contractual rental increases
- » Significant capital investments have recently been made to the building lobbies, parkade membrane, and HVAC/mechanical systems
- » Located on a prominent corner site, with direct exposure onto 1st Avenue NE (main thoroughfare through Bridgeland)
- » Excellent parking ratio for an inner-city suburban office building of 1 stall per 611 SF (1.64 stalls per 1,000 SF)

Property Details

Municipal Address	1010 1 st Avenue NE, Calgary, AB
Property Type	Class “B” Suburban Office Building
Year Built	1981
Storeys	3-Storeys
Total NRA	29,319 SF
Parking	13 Surface Stalls & 35 Underground Stalls (1 Stall per 611 SF)
WALT^[1]	4.8 Years
Current Occupancy^[1]	81%
Medical Occupancy^[1]	76% of Occupied Area

^[1] As at September 2025



Nearby Amenities



Coffee Options
Immediate Area



Restaurants
Immediate Area



Murdoch Park
4-Minute Walk



Bridgeland-Memorial LRT
8-Minute Walk



WalkScore



BikeScore



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Offering Process

Bridgeland Professional Centre is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property. The Vendor is prepared to respond to expressions of interest to purchase the Property as they are received by CBRE.

The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice. No offer, regardless of their form or content, will create any binding legal obligations upon the Vendor or CBRE until duly executed by the Parties.

Contact Us

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National Investment Team
C A L G A R Y

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