

**New
Development**

**Units start from
984.7 sf**

RETAIL / MEDICAL SPACE FOR LEASE

3M Plaza

150 Nolanridge Cres NW, Calgary



FOR MORE
INFORMATION
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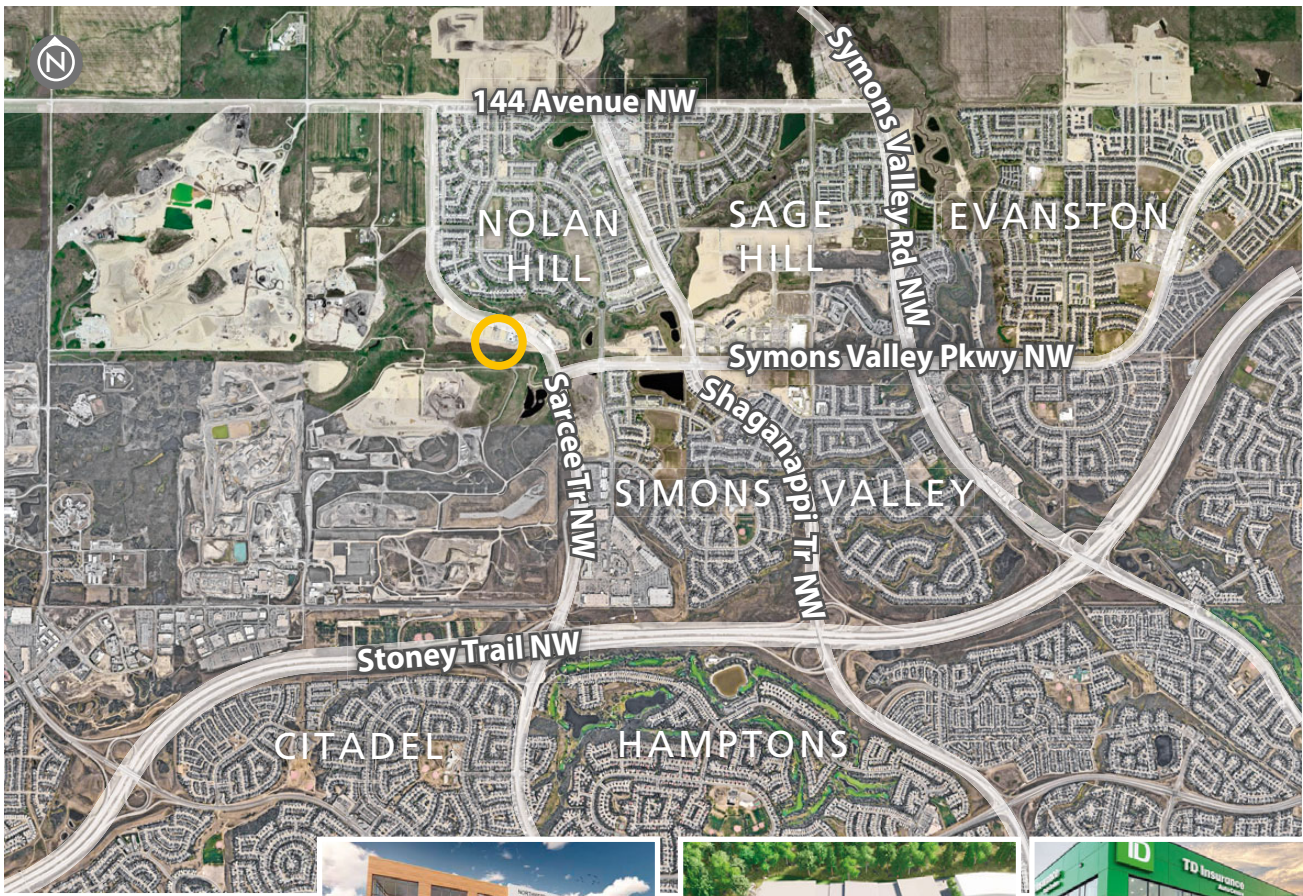
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 **BARCLAY
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**Local
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Matter**

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5
www.barclaystreet.com



Area Demographics

(3 km radius)

Population

35,657 2021	42,195 ▲18.3% 2026
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Average Household income

\$139,589 2021	\$154,829 ▲10.9% 2026
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Median Age

34.4 2021	35.6 2026
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Current Consumption / Person

\$15,883 FOOD	\$5,384 HEALTH CARE	\$6,626 RECREATION
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3M Plaza is part of Nolan Hill Business Park

Northwest Health Centre

Grace Plaza (Phase 1)

TD Insurance Auto Centre

Sarccee Dental

Car Wash and Mobil 1 Lube

255 Nolanridge Court NW



NOLAN HILL

Nolan Hill is Calgary's brand new and still growing community. Highlighted by its impressive castle-ruins entry features and parks, Nolan Hill is a British Isles inspired community set amid the rolling hills of Calgary's northwest. It is home to 2,000 single family homes, seven multi-family parcels and two commercial sites and over 6,000 residents.

LEASE INFORMATION

MUNICIPAL ADDRESS:

150 Nolanridge Cres NW, Calgary

ZONING: Industrial – Commercial (I-C)

TARGETED USES:

Medical, Financial Institution, Service Retail, Pet Services, Veterinary, Educational Services, Office and Professional Services.

Not suitable for Restaurant, Liquor Store or Cannabis.

AVAILABLE FOR LEASE:

MAIN FLOOR:

1,344.8 sq. ft. – Unit 1

1,344.8 sq. ft. – Unit 2

1,344.8 sq. ft. – Unit 3

1,344.8 sq. ft. – Unit 4

1,148.6 sq. ft. – Unit 5

Main floor
contiguous
5,183 sq. ft.

SECOND FLOOR:

1,344.8 sq. ft. – Unit 6

984.7 sq. ft. – Unit 7

984.7 sq. ft. – Unit 8

1,130.5 sq. ft. – Unit 9

1,033.7 sq. ft. – Unit 10

Second floor
contiguous
4,133.6 sq. ft.

AVAILABILITY:

Scheduled for Q2/Q3 2023

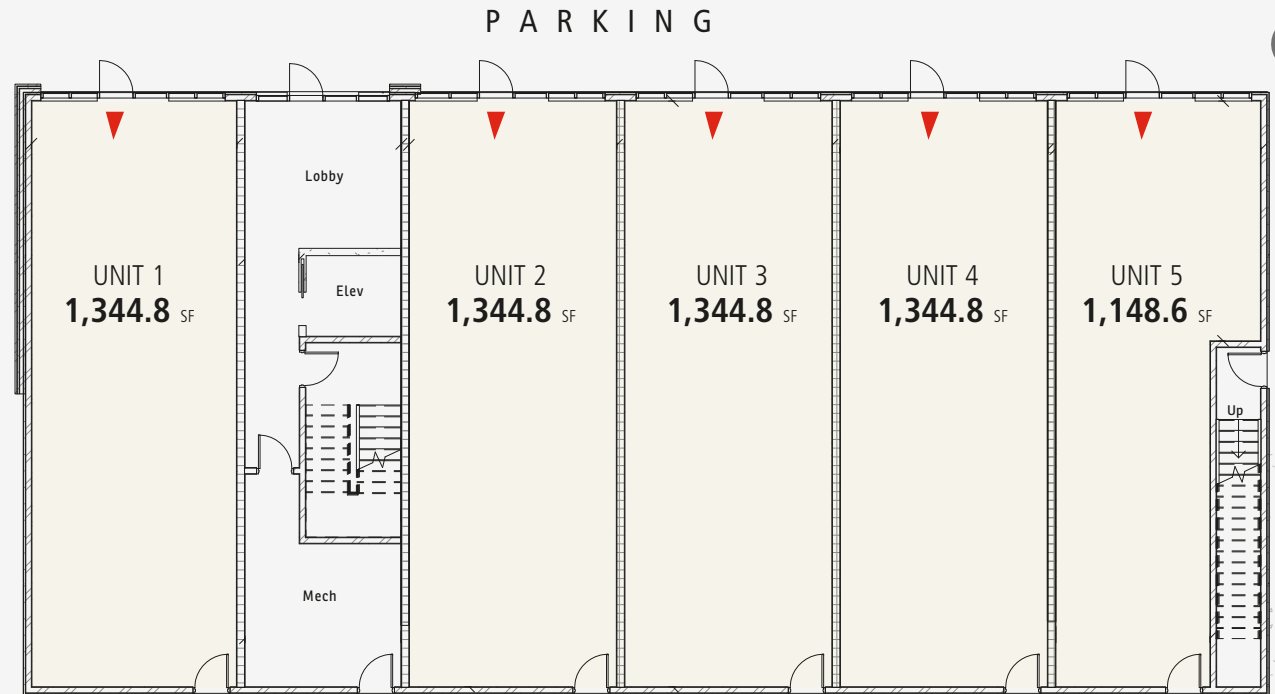
PARKING:

41 surface stalls

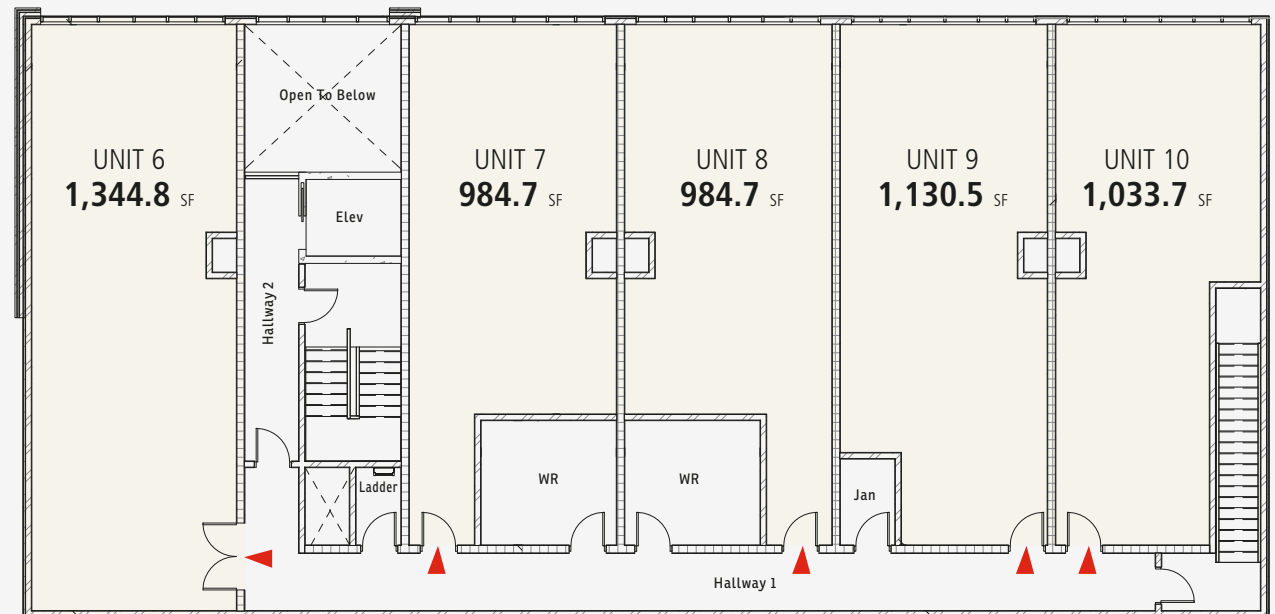
OP. COSTS AND TAXES:

\$ 14.00 per sq. ft. (est., 2023). Subject to change.

NET RENT: Market rates



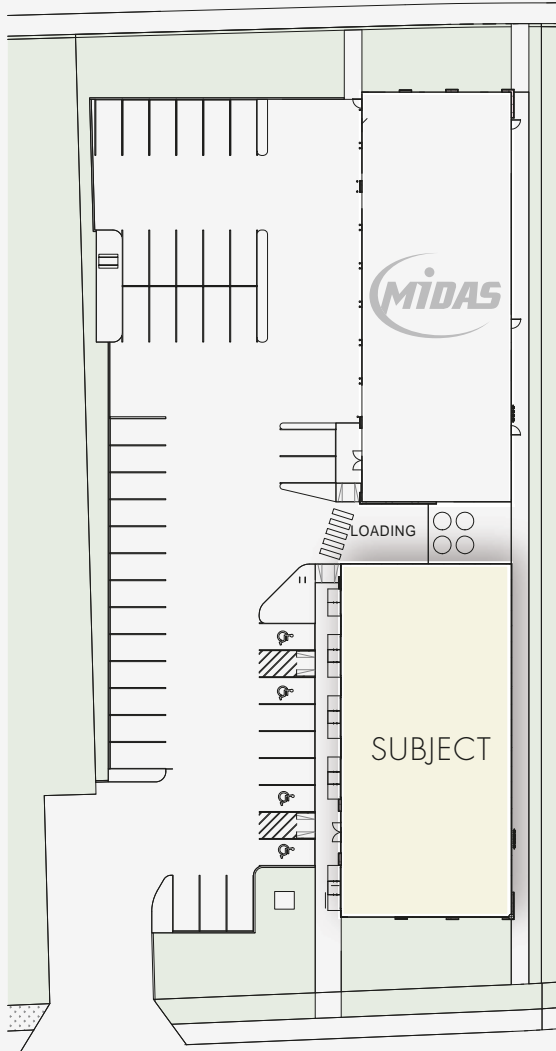
MAIN FLOOR



SECOND FLOOR

All unit sizes as stated are rentable square footages

SARCEE TRAIL NW



NOLANRIDGE CRES NW



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