



FOR LEASE: Rocky Mountain Professional Centre

1205 Bow Valley Trail, Canmore, Alberta

Zoning District; BVT central district

Sizes in sq. ft. more or less (BOMA Leasable Areas)

103a – 1,542 sf

201 - 6,328 sf (may be subdivided)

203 – 535 sf

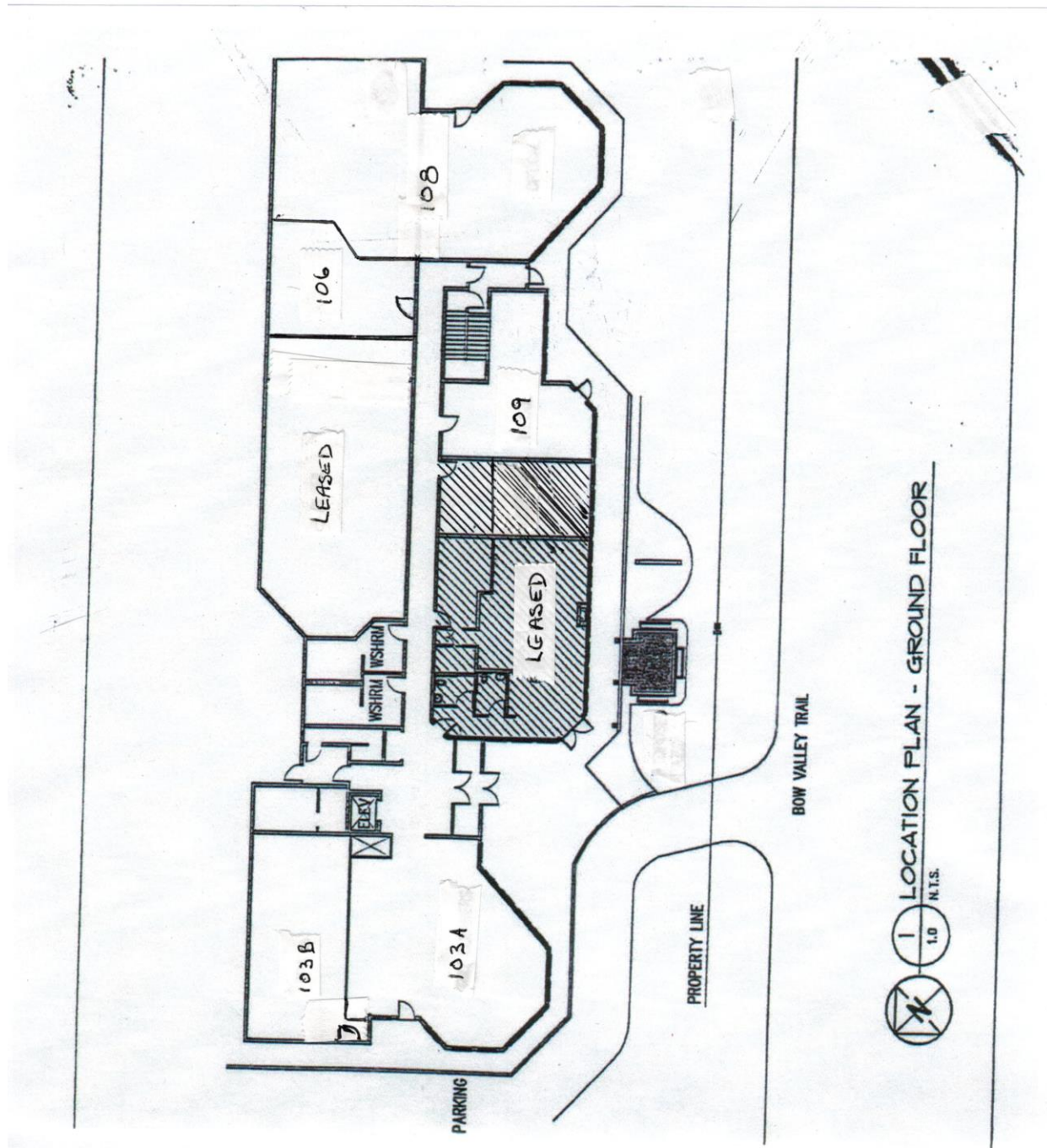
Rent; from \$18/sf, with annual increases

Operating costs for 2016 estimated at \$9.75/sf including all utilities

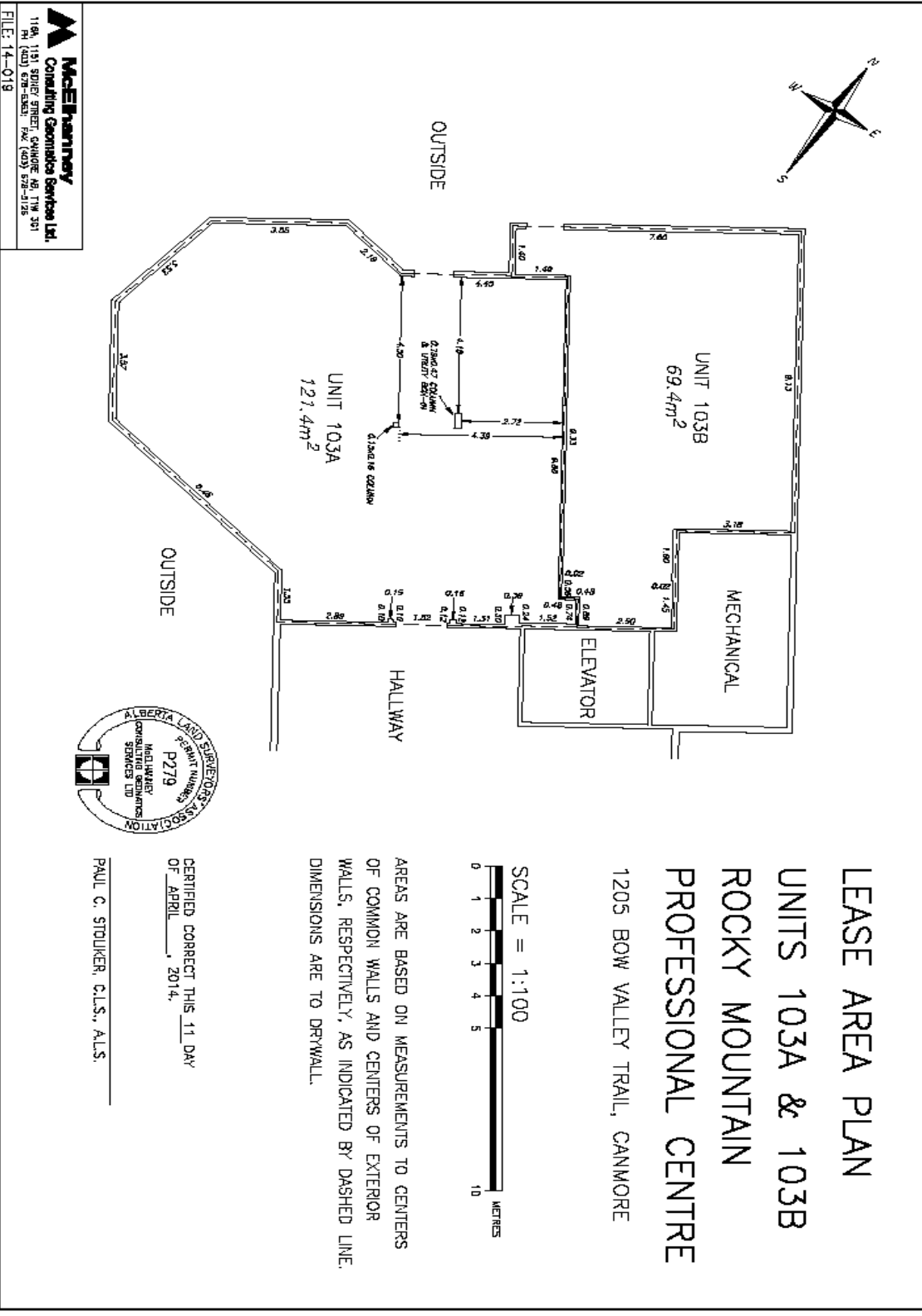
- **Easy access, Elevator to second floor**
- **Common area washrooms**
- **Newly renovated**
- **Ample parking**
- **Adjacent Hospital**

- ***E& O E; this material is based on information provided by the Landlord***
 - ***For further details, please call 403-678-5744***

- Ideal for medical and professional office users



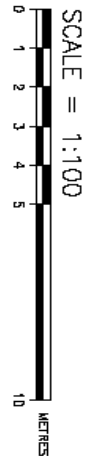
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McElhenny
 Consulting Geomatics Services Ltd.
 1194, 1191 SPIRIT STREET, CANMORE, AB, T1W 3P1
 PH (403) 678-5744 FAX (403) 678-5125
 FILE: 14-019



LEASE AREA PLAN
UNITS 103A & 103B
ROCKY MOUNTAIN
PROFESSIONAL CENTRE
 1205 BOW VALLEY TRAIL, CANMORE



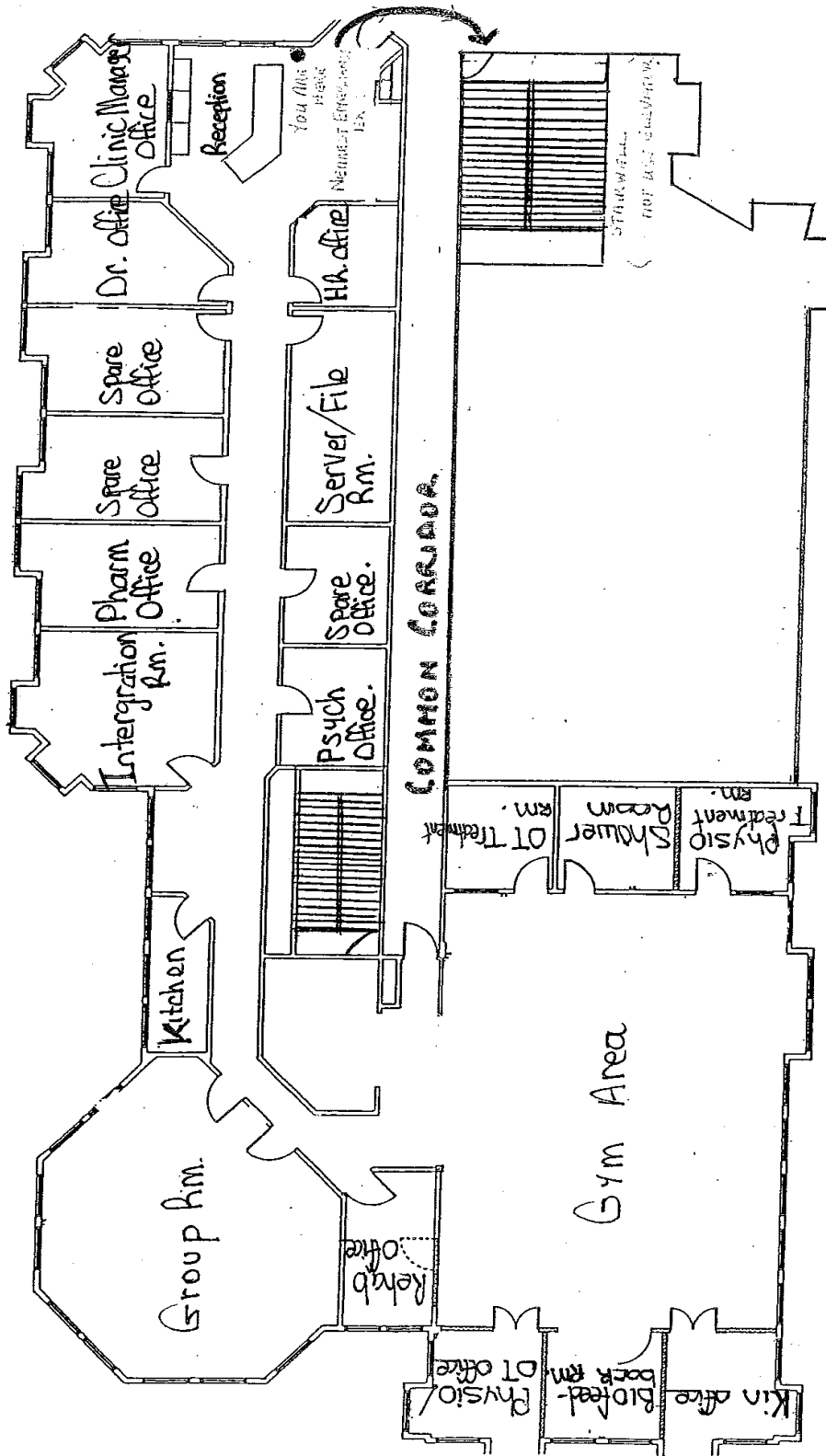
AREAS ARE BASED ON MEASUREMENTS TO CENTERS OF COMMON WALLS AND CENTERS OF EXTERIOR WALLS, RESPECTIVELY, AS INDICATED BY DASHED LINE. DIMENSIONS ARE TO DRYWALL.

CERTIFIED CORRECT THIS 11 DAY
 OF APRIL, 2014.

PAUL C. STOULIKER, C.L.S., A.L.S.

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Orion Health
EVACUATION MAP - Canmore Clinic



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