



OFFICE SPACE FOR LEASE

OPUS

5119 Elbow Drive SW, Calgary Alberta

4th Floor Office Space Available: 4,010 SF

Total Building Size: 66,606 square feet

HIGHLIGHTS:

- Building amenities include: restaurant, dry cleaner, daycare, nail salon, fitness studio, bike lockers & shower facilities.
- Frequent transit service
- Bike and walking pathways nearby
- Ease of access to Macleod Trail and Glenmore Trail
- LEED certified building

ABOUT THE BUILDING

Britannia Crossing is a five story mixed use boutique commercial development located in a prestigious community on a prominent high exposure corner of Elbow Drive and 50th Avenue SW. This location boasts great visibility and a pedestrian friendly high traffic area with numerous amenities nearby and only minutes away from the downtown core. Ease of biking or walking to work is a huge draw for professionals in this building as the location is nestled within a predominantly residential neighbourhood. This superior location along with the buildings complementary styling to the community makes this a premier opportunity.

4,010 SF Office Space
For Lease

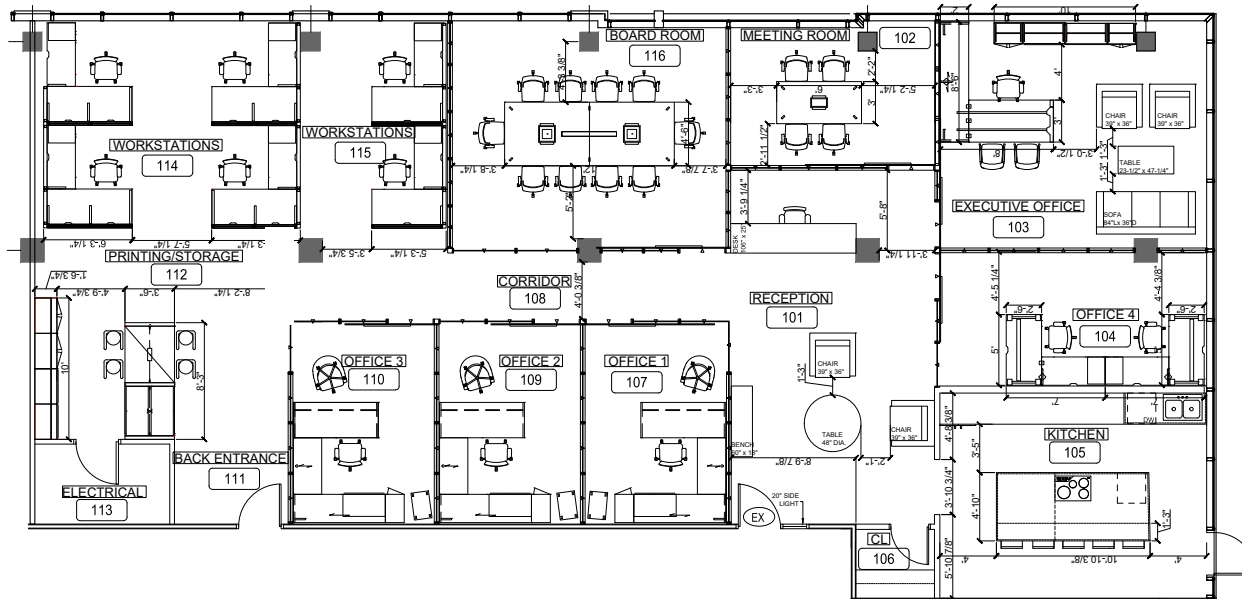
BRITANNIA CROSSING

OPUS[®]



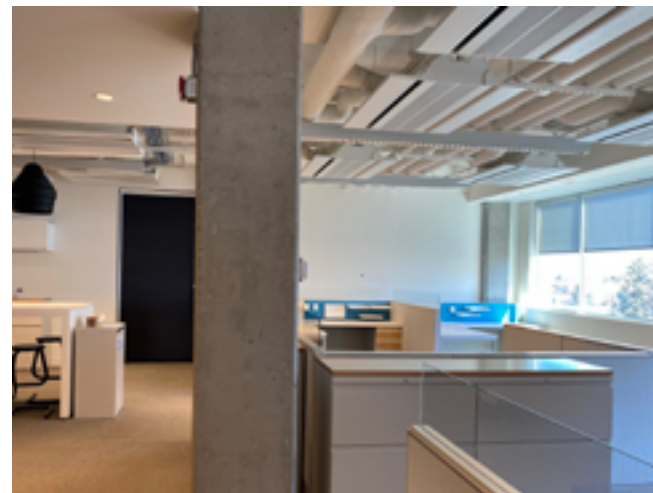
Elbow Drive SW

4,010 SF



LEASING DETAILS

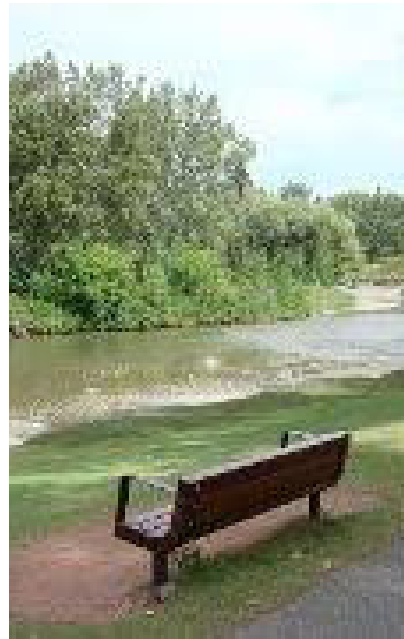
Rentable Area:	4,010 SF
Term:	5-10 years
Base Rent:	Contract For Details
Additional Rent:	\$17.50 psf (est. 2025)
Available:	Immediately
Parking:	Underground Reserved/Unreserved At Market Rent
Visitor Parking:	Surface and underground managed by Indigo.
Condition of Premises:	Full Office Build-out, move-in ready
Other:	Exclusive Outdoor Patio Full kitchen with stovetop, oven, fridge, freezer, dishwasher, bever age cooler, microwave and oven. Large kitchen island with space for bar stools. 6 Private Offices Open Work Area 1 Boardroom Large reception and waiting area



LEISURE

Britannia Crossing's close proximity to Calgary's network of bike and walking paths make it the ideal location for employees who prefer the ease of biking or walking to work or those wishing to escape the office on their lunch break.

Bike lockers and shower facilities are available on the P1 level for the use of all tenants.



BIKE STORAGE, SHOWER & LOCKER FACILITIES



NEIGHBOURING RETAILERS



Sotheby's EST. 1744



LAGREE
YYC



NEWSKIN^{YYC}

Amanail Boutique

ACCESSIBILITY

OPUS®



TRAVEL TIME BY CAR

7-10
minutes

From Britannia
to Downtown

TRAVEL TIME BY BUS

16
minutes

From Britannia to
Downtown via Route #3 (N)

12
minutes

From Britannia to Heritage LRT
Station via Route #3 (S)

