BRITANNIA CROSSING

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

4,010 SF Office Space For Lease



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.

www.opuscorp.ca | Tel: 403.209.5555 | Suite 500, 5119 Elbow Drive SW, Calgary Alberta

leasing@opuscorp.ca

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Visit the Virtual Tour Here

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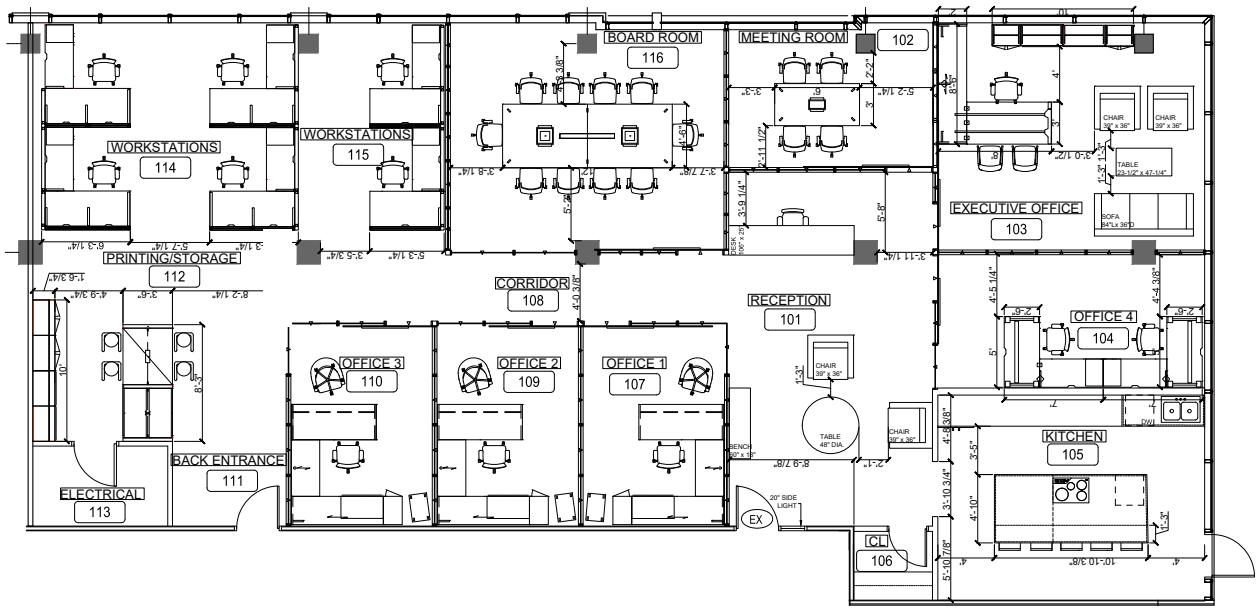
BRITANNIA CROSSING

FOURTH FLOOR - UNIT 420

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. 2026)
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

BRITANNIA CROSSING

Unit 420

OPUS

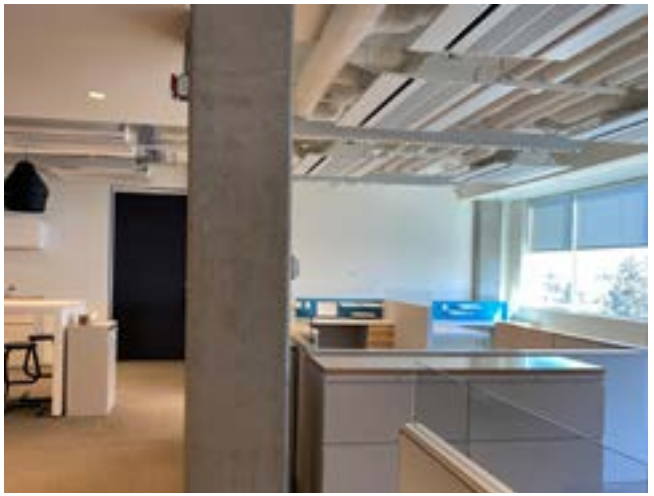












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OPUS

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

BROWNS SOCIALHOUSE restaurant . bar . socialize

kids& COMPANY

Sotheby's INTERNATIONAL REALTY

fishmans

TO CIGAR BOUTIQUE

LAGREE YYC

Normandeau

BB THE BRIDAL BOUTIQUE

CULT

Lina's

NEWSKIN YYC

GRUMANS DELICATESSEN

Amanail Boutique

BRITANNIA CROSSING

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)



