

**Clinic/Office
Leasing
Opportunities
in 9000 sq.ft of
Demisable
Space**

**Exclusive
Use
Covenants**



Trico Centre for Family Wellness offers:

- ▶ 9000 sq.ft of first class office/clinic new lease space.....Professional space to operate your business.
- ▶ An “Active Living” Recreational Facility..... Excellent Marketing and Referral Opportunities.
- ▶ Active Kids, Healthy Families, Vibrant Seniors..... which market do you cater to?
- ▶ 1,000,000 Health Minded people swinging the door to your facility every year..... Imagine
- ▶ “Partners” more than just Tenants.....Just Ask the current Business Partners of Trico Centre, some have been there for over a decade!
- ▶ A Dynamic, Responsive, and Financially sustainable organization committed to excellence.....so important for your long term security.
- ▶ A Primary Goal of providing everyone with an opportunity to enrich their life by promoting healthy, active lifestyles..... is this similar to your business philosophy?
- ▶ An excellent location on Bonaventure Drive and Anderson Road, across from South Centre Mall.....how suited would this be for your business?
- ▶ A Partnership with 26 South Calgary Communities.....where do your clients live?
- ▶ New programming for every season..... Equals new opportunities for your business.
- ▶ Operating for 26 years in the community as a community owner and operated charitable non-profit organization
- ▶ Accessible to Deerfoot Trail and LRT
- ▶ Total size of building 152,000 sq.ft



Your Exclusive INVITATION



Need to Make a Change?

- Competitive Lease Rates
- Low Operating Costs
- Plenty of Free Parking
- 1,000,000 Visitors Annually
- Tenants Custom Buildout
- Up to 9,000 Square feet of phase 2 Office/Clinic Space, demised to your requirements
- Cross Marketing Opportunities
- Handicap Access
- Elevator to second floor



For All Leasing Inquiries Contact:

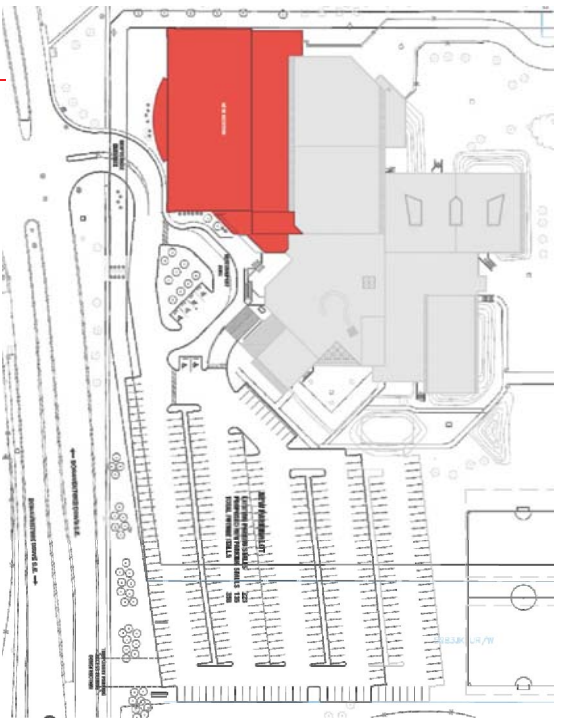
Clark Coyston

Associate Broker
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Or

Brenda Smith

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 Site Plan

Wellness Facility
Ideal for Marketing
and
Referral
Opportunities

Plenty
of
Free
Parking