PRIME OFFICE / MEDICAL SPACE

6th Floor - 1000 Centre Street N.
Last Available Unit

SAM TRAFFORD

403.826.0128
samtrafford@leasecorealty.com

JOE GREGORY

403.763.3139
joegregory@leasecorealty.com

Leaseco

#401, 3007 - 14th St. SW
Calgary, AB T2T 3V6

PROPERTY OVERVIEW

The redesign of Centre 1000 provides a mixed-use office and retail building to the Crescent Heights community. The available office or medical space can be built to suit depending on your needs.

Boasting a WalkScore of 76, Crescent Heights is in Calgary's top 10 list of most walkable communities with quick-service food, cafes, and local retail shops within walking distance.

Gross Rentable Area	±2472 sf
Usable Area	±2250 sf
Basic Rent	Market
Additional Rent (2025)	$19.52 per sf
Parking	Free underground and paid street parking available for customers. Underground stalls rentable at $250/month per stall.
Pylon Signage	$150 per month (coming soon)

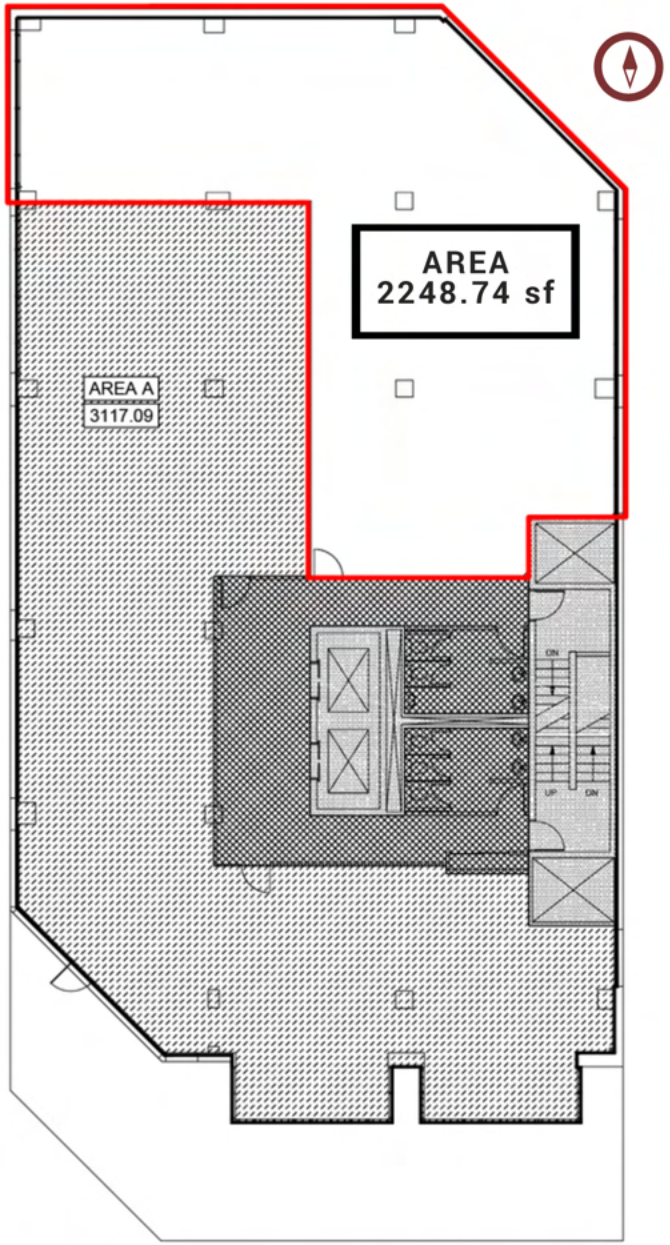
CURRENT FLOOR PLAN

The current floor plan features a bright and modern design that leaves a welcoming impression on new customers. The private mid-sized individual offices can be conveniently turned into private spa/massage rooms.

One of Calgary's most coveted marketing and design firms will join you on the **south end**, fostering a professional environment for the whole floor.

North West Area

North East View

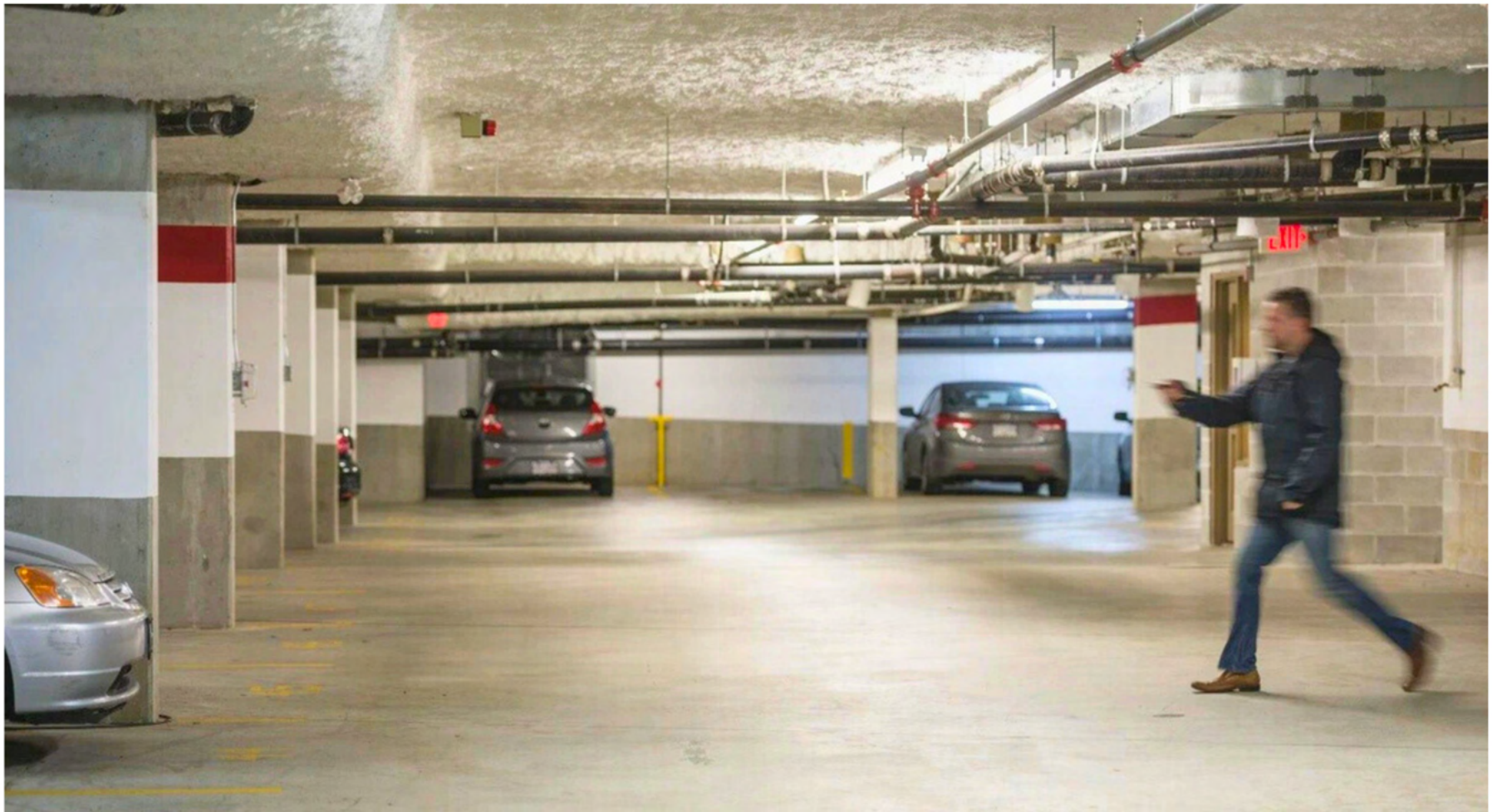


*Final Usable Area may be different than what is portrayed here, depending on the current construction of the neighbouring tenant.

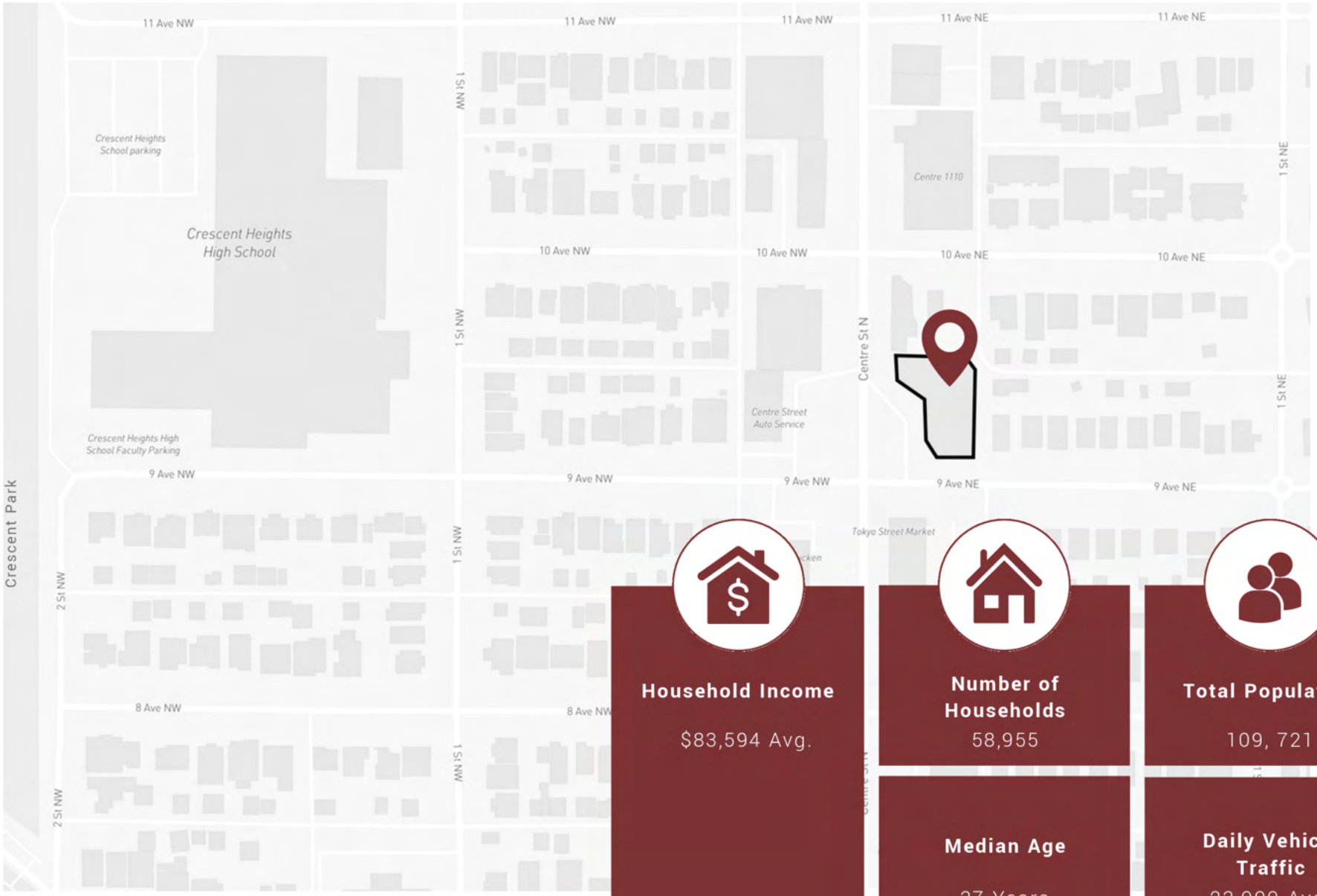
3 LEVELS OF PARKING

The well-maintained parkade consists of **3 parking levels**, with the entrance on the south side of the building at an all-turns-accessible intersection. The first level is **available for customers with a 90-minute free parking** validation from their phone, and the **remaining levels are for staff parking**. Reserved spots are available for up to $250 per stall per month, depending on the availability of the remaining stalls.

PARKING DIAMOND SERVICE
SINCE 1922
"Family Owned & Operated"



DEMOGRAPHICS OF CRESCENT HEIGHTS



Household Income

$83,594 Avg.

Number of Households

58,955

Total Population

109, 721

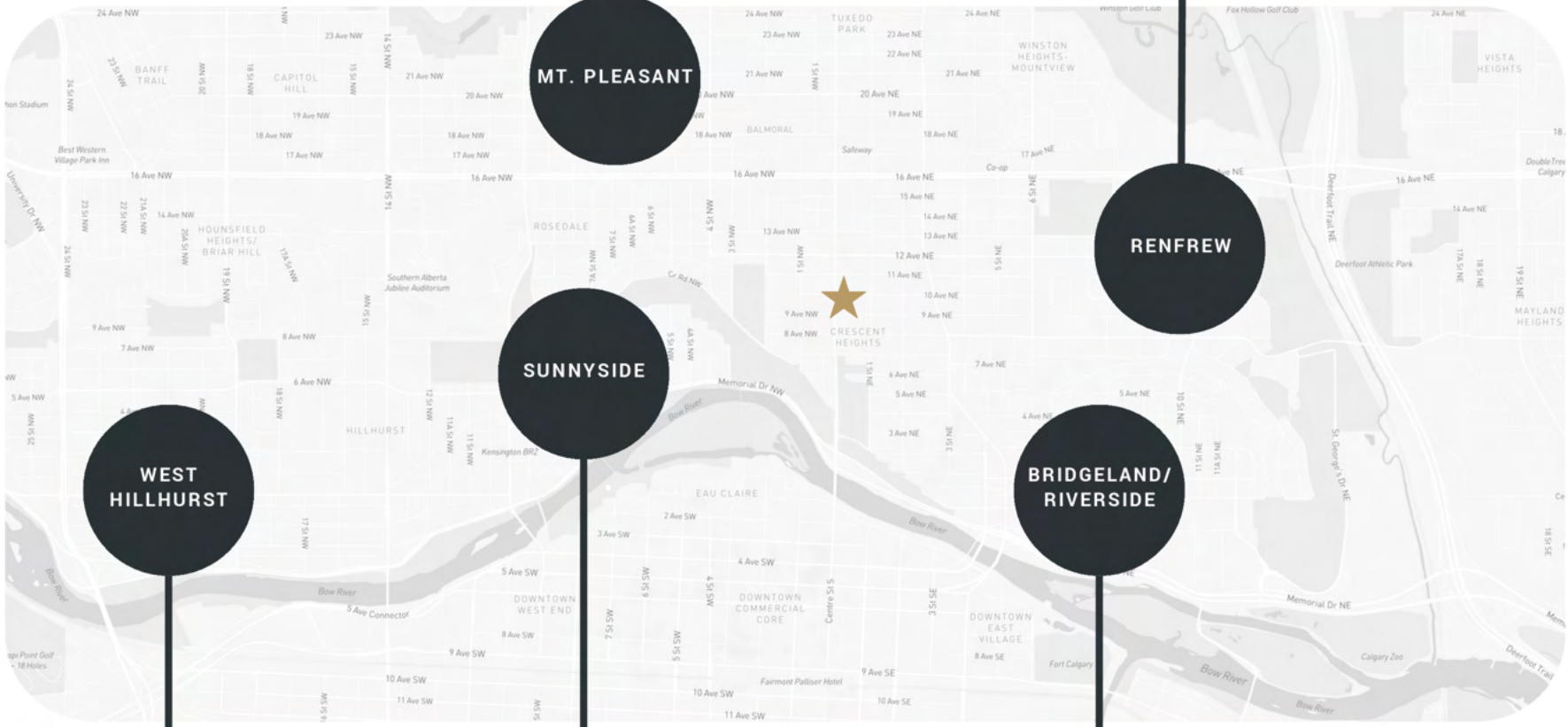
Median Age

37 Years

Daily Vehicle Traffic

23,000 Avg.

DEMOGRAPHICS



THE NEIGHBOURHOOD

Crescent Heights boasts a WalkScore of 76 and a BikeScore of 70, so you can leave the car at home for your daily errands and lifestyle. Those who love the urban lifestyle thrive in this vibrant inner-city community with peaceful streets, bike paths, and transit.

Landmarks
Crescent Heights Park
Crescent Heights High School

Yearly Crescent Heights High School Attendees
2000 Avg.

Daily Vehicle Count on Centre St. N.
26,000 Avg.

Businesses in 1000 Centre

Milk ICE CREAM CLUB
DENG'S DUMPLING 7.1
Mighty Learner CHILD CARE

Businesses Coming to 1000 Centre

Daughter
HG HOLY GRILL
Smile DENTAL HYGIENE SERVICES

FUTURE DEVELOPMENTS

1005 CENTRE ST NORTH (2025)

We are pleased to redevelop Centre Steet Auto Service into a community gathering spot. The redevelopment will expand the south end of the building, add a second floor for a 2-level restaurant, and add rooftop patio seating to the existing roof.

FUTURE TIGERSTEDT BLOCK (2026)

The future Tigerstedt Block will feature multi-level retail space that we cannot wait to bring to Crescent Heights. This building will bring downtown energy north of the Bow River, ultimately enhancing the community culture.

COMPLIMENTARY TENANTS

Certus Developments has worked hard to create synergistic relationships between the businesses. Our existing tenants are always thrilled about any new tenants that join Centre 1000.

Mighty Learners

The on-site childcare attracts many parents, creating a strong opportunity for a spa to thrive with convenient offering for mothers just steps away.

SMiiL Heights

SMiiL Heights provides adult and pediatric dental care to with a focus on preventative care and overall health and wellness.

Holy Grill, Milk Ice Cream, Deng's Dumplings

These small businesses have made their mark in Calgary and become traffic generators for other businesses in Centre 1000.

TENANT TESTIMONIALS

“Certus is always on top of building maintenance and continues to look for ways to improve the property. We love the lobby's beautiful glow up at Centre 1000 and we appreciate that our questions and concerns are always addressed. It's also pretty awesome that Certus aims to curate a community of locally owned businesses.”

-Anita from Milk Ice Cream Club

TENANT TESTIMONIALS

“We recently opened Holy Grill Restaurant at 1000 Centre St, and our experience with Certus has been nothing short of amazing! David, Jim, Joel, and Alice were all fantastic to work with—supportive, responsive, and great with communication. Thank you for making the entire process smooth and stress-free!”

- Manin & Dhiren from Holy Grill

WHY LEASECO REALTY INC.?

CONNECTING THE RIGHT TENANTS WITH THE RIGHT OPPORTUNITIES.

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception to development, leasing, and management. This keeps us accountable while we drive forward with our tenant-focused values.

Leaseco

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