

The Colliers logo consists of the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Fairmore Business Park
7005 Fairmount Drive SE
Calgary, Alberta

New Price Reduction of up to 50% Off Original List Price

Fairmore Business Park

Office and Medical Condominiums For Sale

- Incredible Opportunity to Purchase Brand New "A" Class Office Well Below Replacement Value
- Low Condo Fees
- Abundance of Parking
- Independent HVAC for Each Unit
- Exclusive Exterior Main Floor Entry Doors

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Building Details

Available Sizes
2,245 SF to 22,347 SF (Rentable Equivalent)

Promotional Pricing
\$190 PSF (Original List Price Upwards of \$379 PSF)

Condo Fees
\$3.50 PSF/Annum

Parking
Ample Free Surface Parking for Office Medical Uses

HVAC
Independent Units in Each Suite

Utilities
Gas and Electricity Independently Metered

Washrooms
Common on Each Floor
In-Suite Washrooms Can Be Accommodated

Fibre Provider
Telus

Site Plan



Opportunities

Floor 1						
Unit	20	21	22	23	24	25
SF	3,118	2,245	Sold	Conditionally Sold	Conditionally Sold	Conditionally Sold
List Price	\$1,060,162	\$729,577				
Promotional Pricing	\$592,420	\$426,550				
Promotional Pricing PSF	\$190	\$190				
Your Savings	44%	42%				

Floor 2						
Unit	26	27	28	29	30	31
SF	Sold	2,245	2,829	2,284	Conditionally Sold	4,513
List Price		\$763,250	\$990,032	\$765,119		\$1,624,648
Promotional Pricing		\$426,550	\$537,510	\$433,960		\$857,470
Promotional Pricing PSF		\$190	\$190	\$190		\$190
Your Savings		44%	46%	43%		47%

Floor 3						
Unit	32	33	34	35	36	37
SF	Conditionally Sold	Conditionally Sold	2,829	2,284	Sold	Sold
List Price			\$1,032,462	\$799,378		
Promotional Pricing			\$537,510	\$433,960		
Promotional Pricing PSF			\$190	\$190		
Your Savings			48%	46%		

Floor Plans

01

4,513 SF

- Waiting Room
- 9 Exam/Consult Rooms
- Staff Kitchen
- 2 In-Suite Washrooms
- 2 Doctor's Offices
- Large Lab/File Room
- 1 Day Surgery Room

02

2,284 SF

- Reception Area
- 5 Consult/Treatment Rooms
- Staff Kitchen
- 2 In-Suite Washrooms

Proposed Medical Office Layout



Floor Plans

01

4,513 SF

Reception
9 Offices
16 Workstations
Boardroom
Meeting Room
Staff Kitchen

02

2,284 SF

Reception
3 Offices
4 Workstations
Staff Kitchen
Boardroom

03

2,829 SF

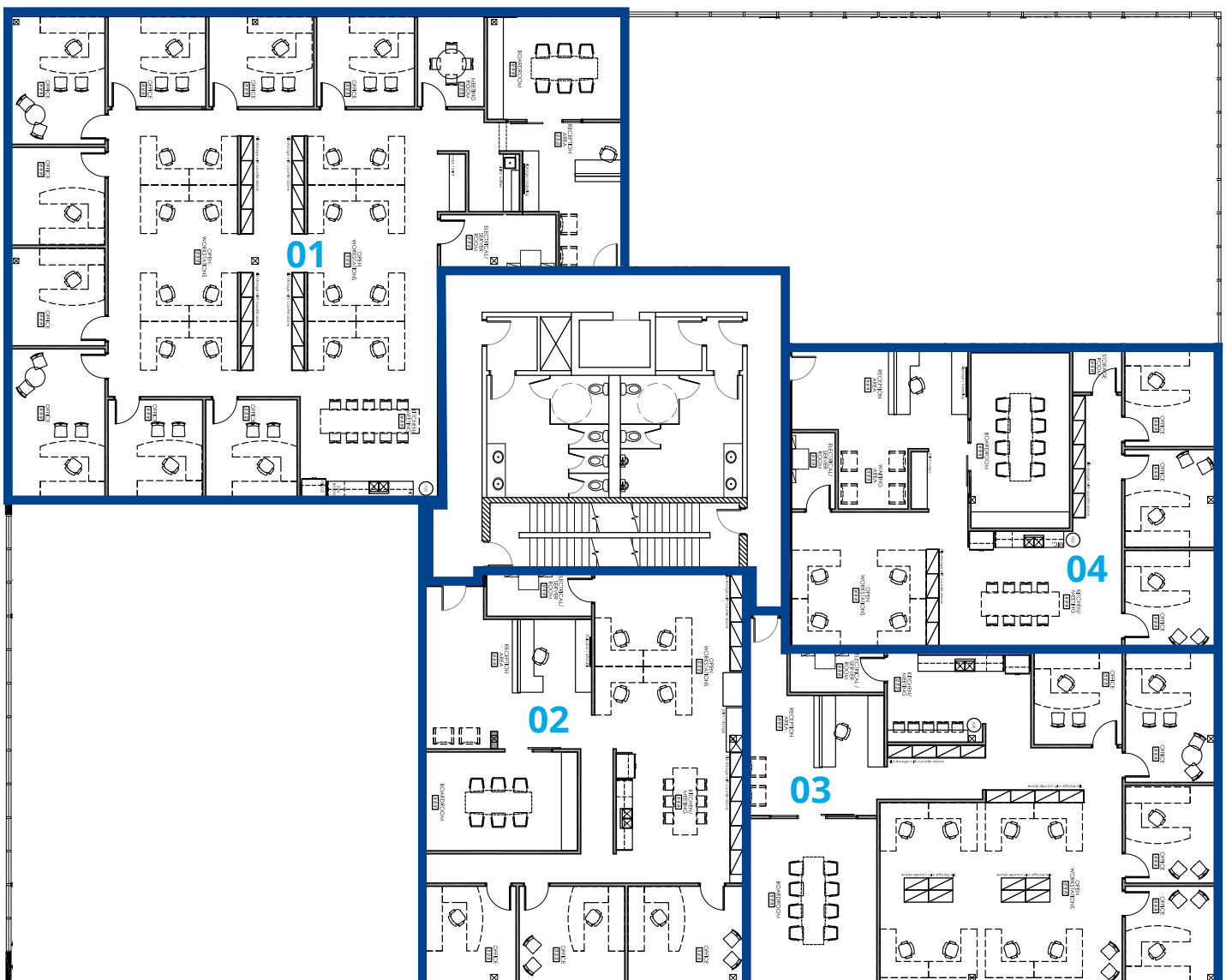
Reception
4 Offices
8 Workstations
Boardroom
Staff Kitchen

04

2,245 SF

Reception
3 Offices
4 Workstations
Staff Kitchen
Boardroom

Proposed Office Layout



Design and Contractor Services



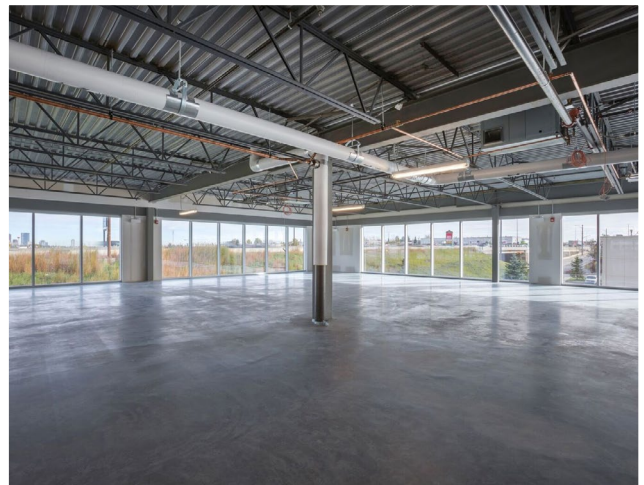
Preferred Designer
T.i. Studios Architecture Inc.

T.i. STUDIOS' mission is to deliver our clients' vision from concept to construction in the most creative, efficient, and cost effective manner possible. T.i. STUDIOS has a clearly defined focus on the tenant improvement industry. Our stringent project management based approach to design ensures our packages are produced to the highest standards. Our commercial and industrial clients rely on us to provide comprehensive drawing packages which contain clear and concise direction for themselves and their builder. As a results oriented, deadline driven company we understand that drawings are critical to the budget, schedule and quality of construction.



Preferred Contractor
Nci Construction

NCi Construction's team offers over 30 years of expertise in the construction, property management and commercial leasing industries. Specializing in commercial construction, renovation and design build, NCI understands all aspects of the commercial real estate process from start to finish.



Surrounding Amenities





Colliers

5112

FAIRMORE
BUSINESS PARK



FAIRMORE
BUSINESS PARK



HUNGERFORD
PROPERTIES

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