

**ADDRESS:** 3016 5 AVENUE NE, CALGARY  
**LEGAL:** LOT 1 BLOCK 13 PLAN 7710 146  
**LAND USE:** I-Bf1.0 - INDUSTRIAL - BUSINESS

**BUILDING FOOTPRINT:** ±15,708 sq.ft.  
**#STOREYS:** 3+ BASEMENT  
**YEAR OF CON.:** 1978  
**BUILDING USE:** OFFICE - MEDICAL CLINIC (DISC.)  
RETAIL / CONSUMER SERVICE (DISC.)

**GROSS FLOOR AREA:**  
**BASEMENT:** ±15,211 sq.ft  
**GROUND FLOOR:** ±15,531 sq.ft.t  
**SECOND FLOOR:** ±17,956 sq. ft  
**THIRD FLOOR:** ±23,205.90 sq.ft

**EXISTING PARKING:**  
134 M.V. STALLS (2.6m x 5.4m TYP.)  
+ 15 PROP. STALLS= 149 TOTAL STALLS  
0 LOADING STALLS (3.1m x 9.2m)  
0 CLASS 1 BICYCLE STALLS  
0 CLASS 2 BICYCLE STALLS

### BASEMENT

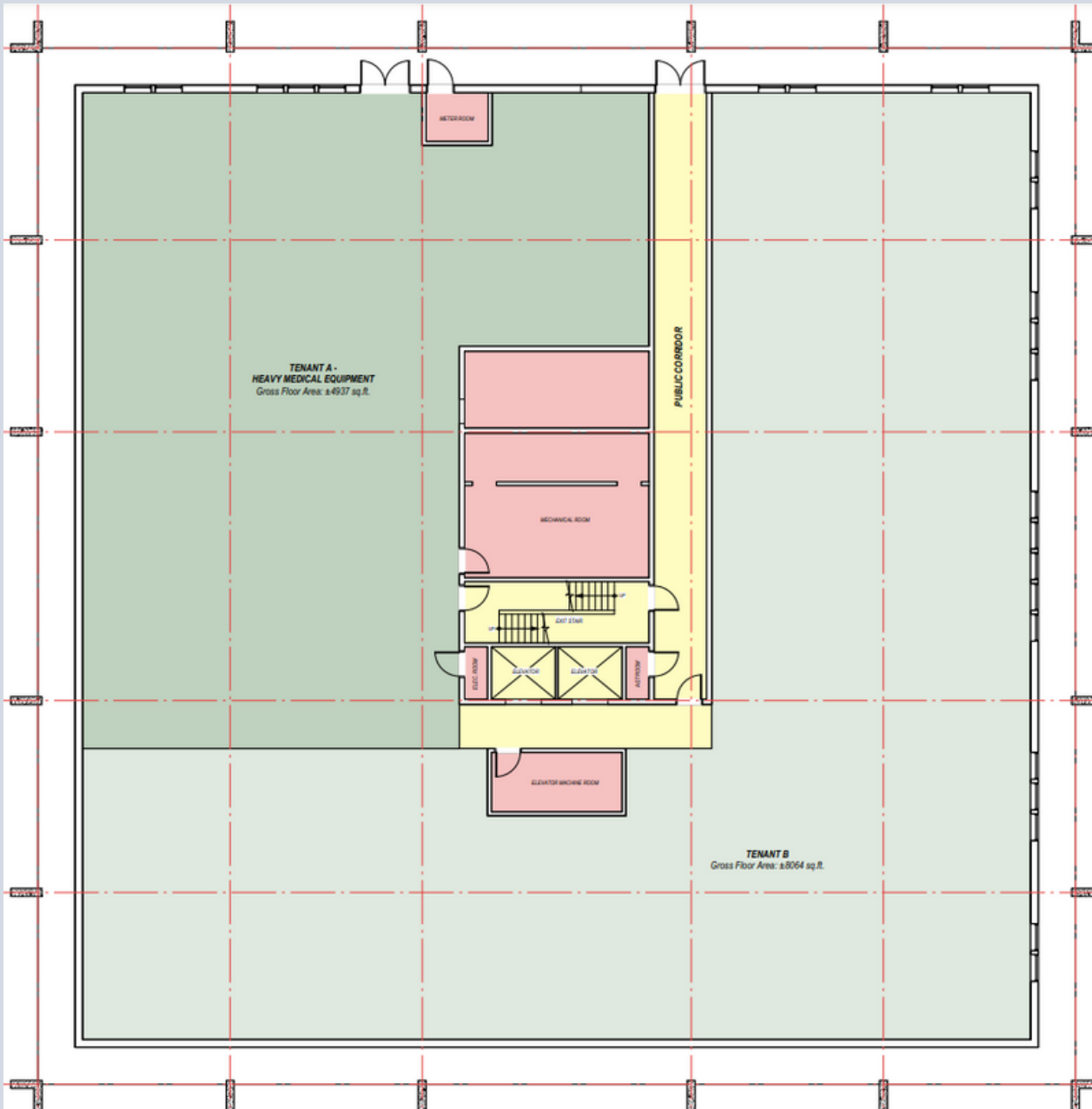
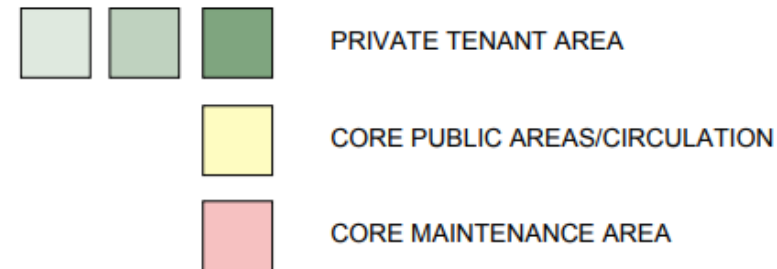
#### OVERALL BUILDING:

ADDRESS: 3016 5 AVENUE NE, CALGARY  
LEGAL: LOT 1 BLOCK 13 PLAN 7710 146  
LAND USE: I-Bf1.0 - INDUSTRIAL - BUSINESS

BUILDING FOOTPRINT: ±15,709 sq.ft.  
# STOREYS: 3 + BASEMENT  
YEAR OF CON.: 1978  
BUILDING USE: OFFICE - MEDICAL

#### BASEMENT:

GROSS FLOOR AREA: ±15,211 sq.ft.  
GFA (CORE): ±2,210 sq.ft.  
GFA (TENANT): ±13,001 sq.ft.



### GROUND FLOOR

BUILDING INFO.

#### OVERALL BUILDING:

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LEGAL: LOT 1 BLOCK 13 PLAN 7710 146  
LAND USE: I-Bf1.0 - INDUSTRIAL - BUSINESS

BUILDING FOOTPRINT: ±15,708 sq.ft.

# STOREYS: 3 + BASEMENT

YEAR OF CON.: 1978

BUILDING USE: OFFICE - MEDICAL

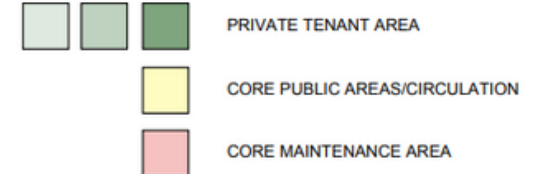
#### GROUND FLOOR:

GROSS FLOOR AREA: ±15,459 sq.ft.

GFA (CORE): ±2,587 sq.ft.

GFA (TENANT): ±12,872 sq.ft.

AREA LEGEND



REQUIRED PARKING

#### GROUND FLOOR:

GROSS FLOOR AREA: ±15,459 sq.ft. = 1,436 sq.m.

GROSS USABLE FLOOR AREA (80%): 12,367 sq.ft. = 1,149 sq.m.

#### REQUIRED MOTOR VEHICLE PARKING - MEDICAL CLINIC

6.0 M.V. STALLS PER 100.0 sq.m. GUFA

478.5 sq.m. + 176.3 sq.m. = 654.8 sq.m. / 100.0 = 6.55 (6) = 39.88

**40 STALLS REQUIRED FOR 2 PROPOSED MEDICAL TENANCIES**

#### REQUIRED BICYCLE PARKING - MED. CLINIC

1.0 CLASS 2 BICYCLE STALLS PER 250.0 sq.m. GUFA

654.8 sq.m. / 250.0 = 2.61 (1) = 2.61

**3 CLASS 2 STALLS REQUIRED FOR 2 PROP. MEDICAL TENANCIES**

#### REQUIRED MOTOR VEHICLE PARKING - RETAIL/ CON. SERVICE

4.0 M.V. STALLS PER 100.0 sq.m. GUFA

301.9 sq.m. / 100.0 = 3.01 (4) = 12.07

**12 STALLS REQUIRED FOR 1 PROPOSED RETAIL/CON. SERVICE**

#### REQUIRED BICYCLE PARKING - RETAIL/CON. SERVICE

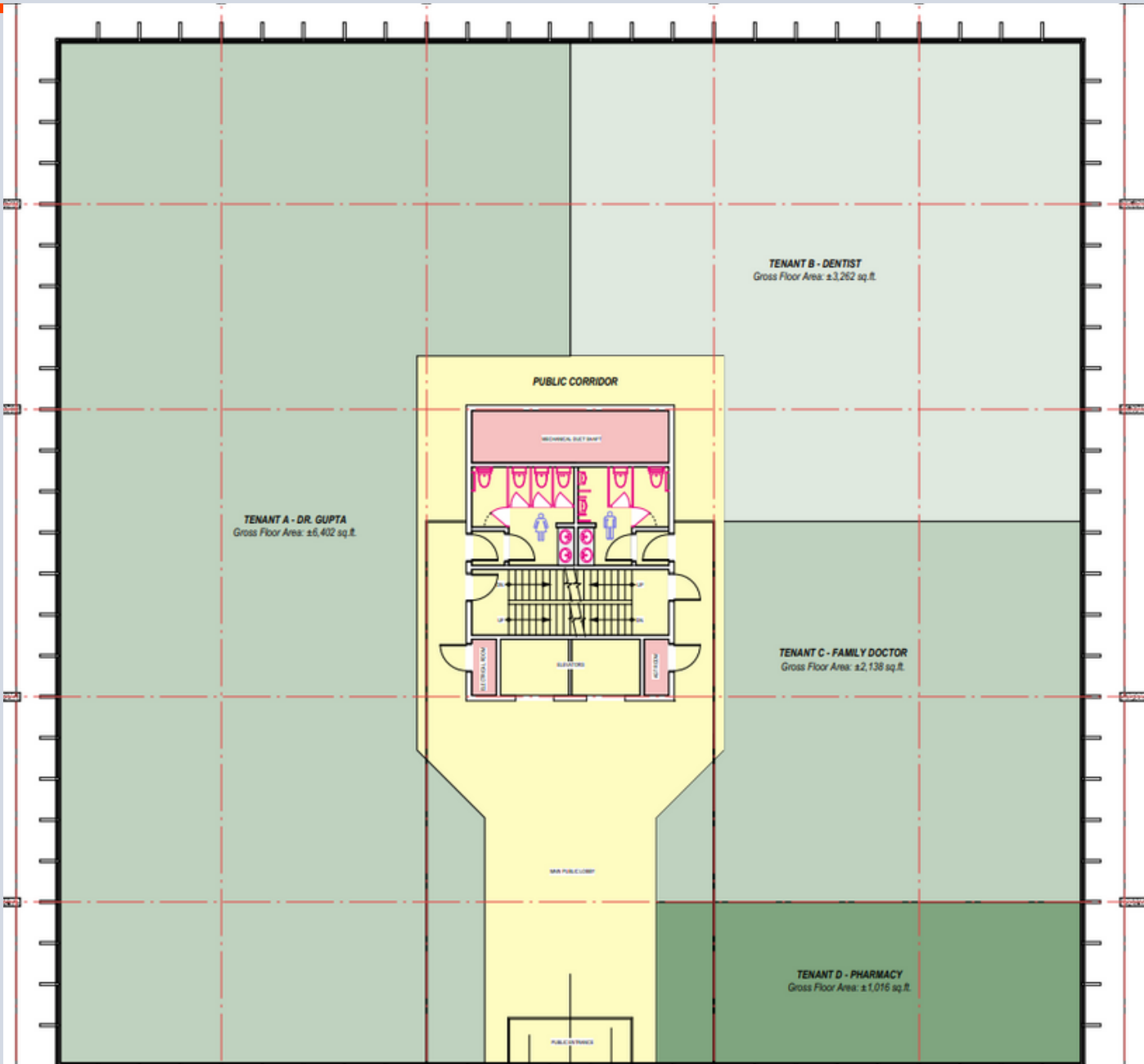
1.0 CLASS 2 BICYCLE STALLS PER 250.0 sq.m. GUFA

301.9 sq.m. / 250.0 = 1.20

**2 CLASS 2 STALLS REQUIRED FOR 1 PROP. RETAIL/CON. SERVICE**

**TOTAL REQUIRED STALLS FOR GROUND FLOOR =**

- 52 M.V. STALLS
- 5 BICYCLE STALLS





### SECOND FLOOR

#### OVERALL BUILDING:

ADDRESS: 3016 5 AVENUE NE, CALGARY  
LEGAL: LOT 1 BLOCK 13 PLAN 7710 146  
LAND USE: I-Bf1.0 - INDUSTRIAL - BUSINESS

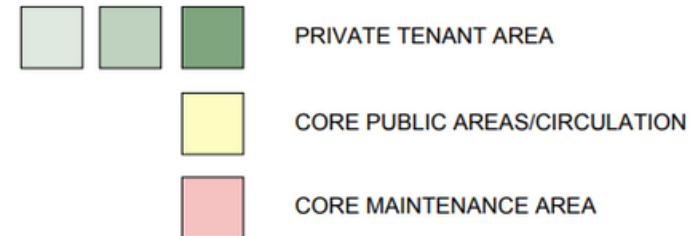
BUILDING FOOTPRINT: ±15,708 sq.ft.  
# STOREYS: 3 + BASEMENT  
YEAR OF CON.: 1978  
BUILDING USE: OFFICE - MEDICAL

#### SECOND FLOOR:

GROSS FLOOR AREA: ±17,926 sq.ft.  
GFA (CORE): ±1,451 sq.ft.  
GFA (TENANT): ±16,475 sq.ft.

BUILDING INFO.

AREA LEGEND



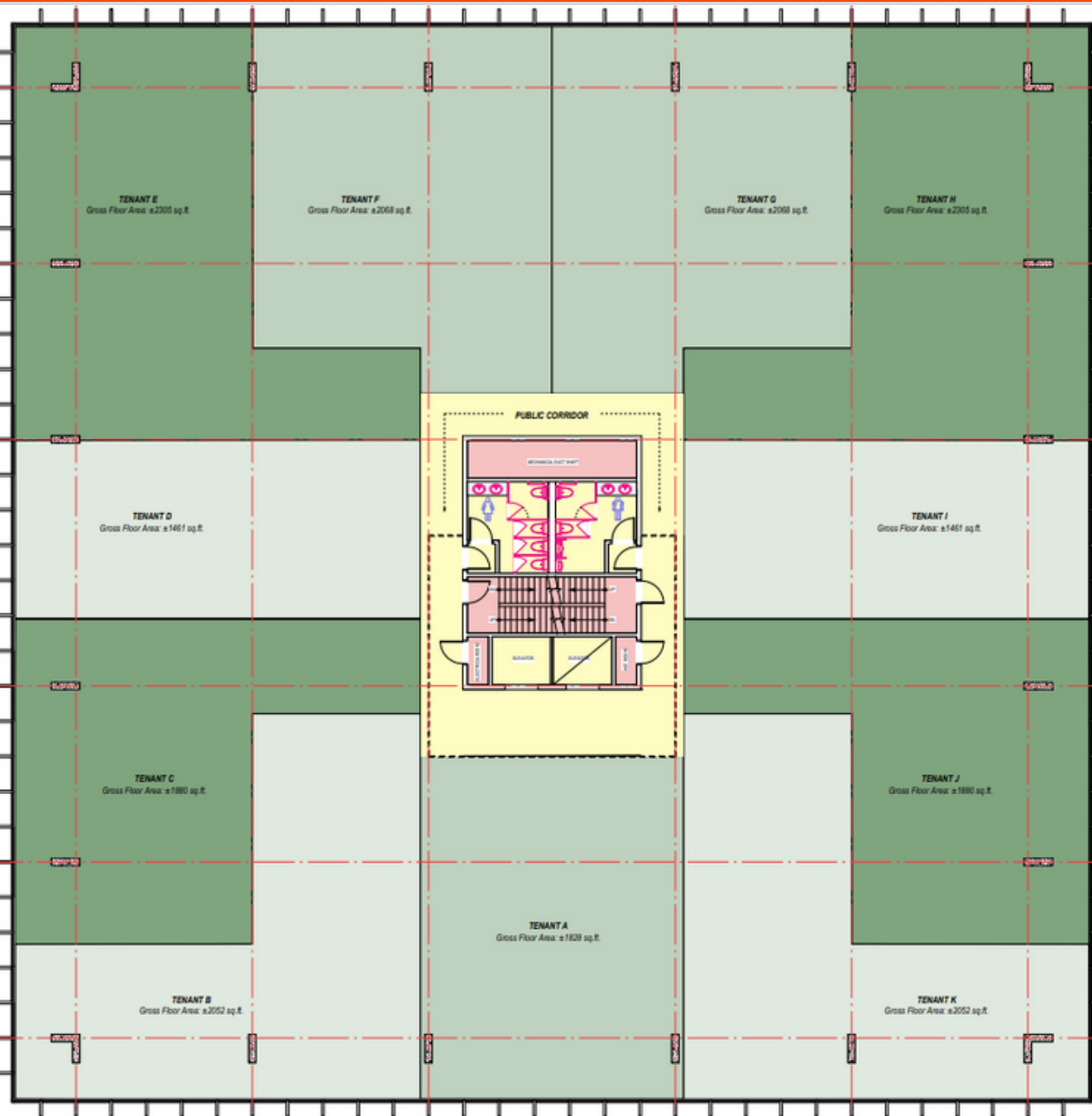
TENANT A - COLLEGE  
Gross Floor Area: ±16,475 sq.ft.

BUILDING



### THIRD FLOOR

BUILDING INFO.	<b>OVERALL BUILDING:</b> ADDRESS: 3016 5 AVENUE NE, CALGARY LEGAL: LOT 1 BLOCK 13 PLAN 7710 146 LAND USE: I-Bf1.0 - INDUSTRIAL - BUSINESS
	BUILDING FOOTPRINT: ±15,708 sq.ft. # STOREYS: 3 + BASEMENT YEAR OF CON.: 1978 BUILDING USE: OFFICE - MEDICAL CLINIC (DISCRETIONARY)
AREA LEGEND	<b>THIRD FLOOR:</b> GROSS FLOOR AREA: ±23,205.90 sq.ft. GFA (CORE): ±1,973.04 sq.ft. GFA (TENANT): ±21,232.86 sq.ft.
	<div> <div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> </div> </div> <p>PRIVATE TENANT AREA</p> <p>CORE PUBLIC AREAS/CIRCULATION</p> <p>CORE MAINTENANCE AREA</p>
REQUIRED PARKING	<b>THIRD FLOOR:</b> GROSS FLOOR AREA: ±23,205.90 sq.ft. = 2,155.88 sq.m. GROSS USABLE FLOOR AREA (80%): 18,564.72 sq.ft. = 1,724.70 sq.m. <u>REQUIRED MOTOR VEHICLE PARKING - MEDICAL CLINIC</u> 6.0 M.V. STALLS PER 100.0 sq.m. GUFA $1,724.70 \text{ sq.m.} / 100.0 = 17.24 (6) = 103.48$ <b>104 STALLS REQUIRED FOR 11 PROPOSED MEDICAL TENANCIES</b> <u>REQUIRED BICYCLE PARKING - MED. CLINIC</u> 1.0 CLASS 2 BICYCLE STALLS PER 250.0 sq.m. GUFA $1,724.70 \text{ sq.m.} / 250.0 = 6.90 (1) = 6.90$ <b>7 CLASS 2 STALLS REQUIRED FOR 11 PROP. MEDICAL TENANCIES</b> <b>TOTAL REQUIRED STALLS FOR THIRD FLOOR:</b> <ul style="list-style-type: none"> <li>• 104 M.V. STALLS</li> <li>• 7 BICYCLE STALLS</li> </ul>





**3016 - 5 AVE NE, CALGARY**

