

Bring Your Business To Glacier Ridge Commercial Park

Ready In Q4 2025.

400,000 SQ FT Professional & Commercial Space
Right on 144 Ave NW - Surrounded by 1500 Roof-Top Apartment Building



"Where you dream it,
we commit it."

www.svdev.ca



SITE PLAN

APT-

- Apartment Building

MU-

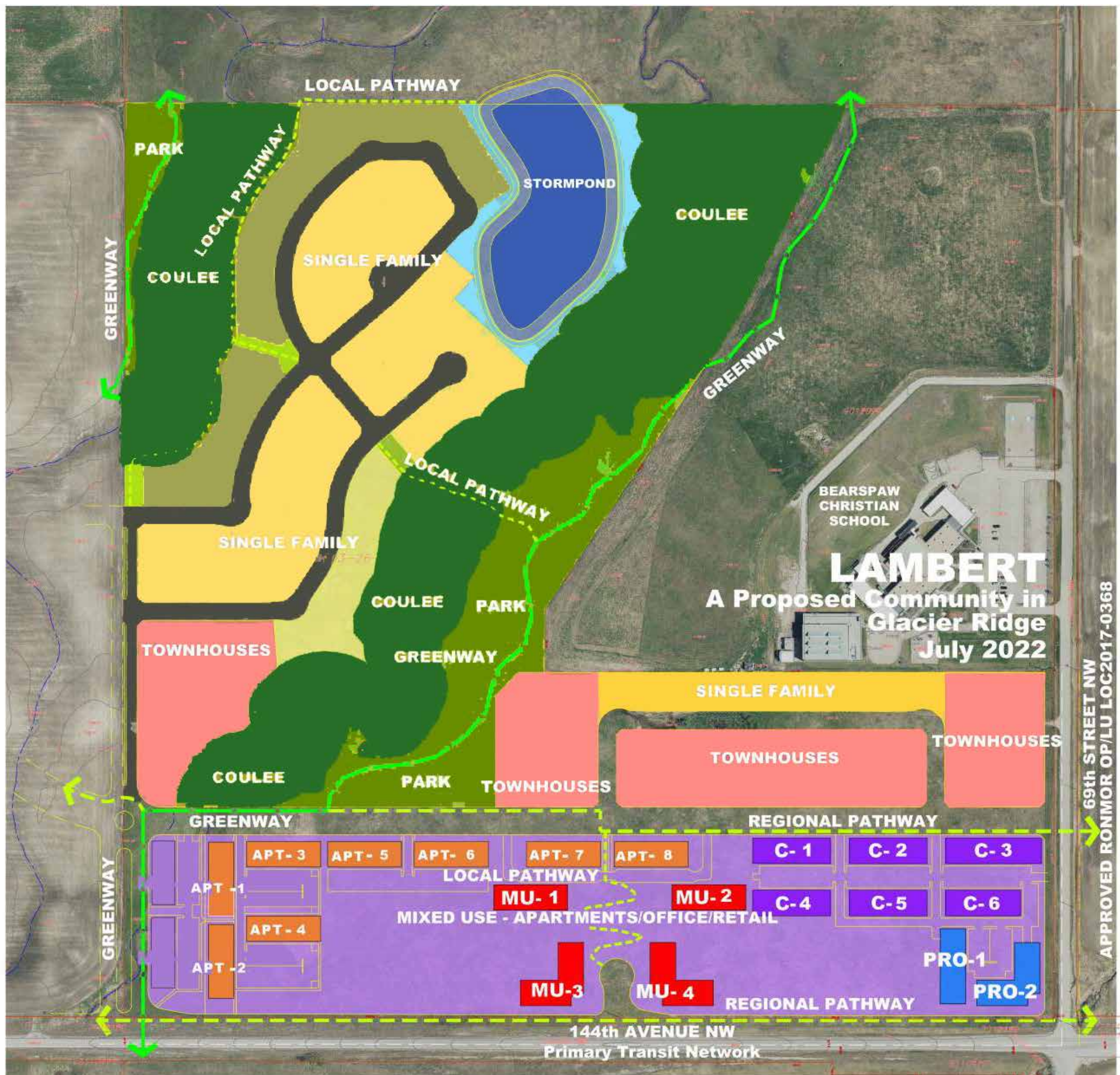
Mixed Use
- Apartment Retail

C-

Commerical

PRO-

Professional Building



SITE PLAN

Development In Glacier Ridge

- 👁️ **Professional Building**
- 👁️ **Mixed-Use Development**
- 👁️ **Industrial Commercial**



Professional Building

Sky Vision Development

Bringing 2 Freestanding 4-Stories Tall Professional Buildings at **144 Ave NW and 69 St NW**

Glacier Ridge Professional Building—the first in a series of projects by Sky Vision Development Commercial Group is located in the thriving NW quadrant of Calgary, Alberta, Canada.


Glacier Ridge Professional Building is the perfect blend of form and function in a gorgeous setting near a mix of residential, retail, and industrial areas, providing a positive and seamless experience for tenants, healthcare providers and patients. It's a destination medical facility that will change healthcare delivery for generations and remain a center of excellence for decades.

Sky Vision Development Goal For Professional Building

- 1) Build a cutting-edge medical facility featuring iconic architecture, modern design, innovative technology, environmentally friendly features, and efficient flow to optimize patient and provider care.
- 2) The synergy of a diverse group of service providers facilitates the seamless, high-quality delivery of patient care in one location.
- 3) Professionals and entrepreneurs who share a common interest in healthcare
- 4) Primary Care practices for all



Property Details


 Address :
144 Ave NW and 69 street NW
PRO # 1; PRO # 2


 Key Businesses/Tenants :
Health Professionals

 Foot Print :
140,000 SQ FT

 Total Area :

- Building #1:
61,632 SQ FT - 15, 408 SQ FT
per floor area
- Building #2: 77,900 SQ FT
19,475 SQ FT per floor area

 Available Space :
Customize options are
available

 Parking Available :
300+ stalls (EST)

 Completion :
Q4 2025

 Amenities :

- Bicycle Storage
- Charging Stations for
Electric and Hybrid Vehicles
- 12 - Storey Roof
Top Apartment buildings
with 1500 of units
- 300 multifamily
single townhome



Mixed-Use Development

Sky Vision Development is looking forward to combining residential and retail into one building, benefiting residents and businesses. Among our latest developments are twelve (12) condominium buildings and four (4) mixed-use retail spaces, with indoor and outdoor amenities surrounding the condominiums. Within walking distance are professional buildings, townhomes, and single-family homes. As a result of these varied uses, the Site presents a rare and excellent investment opportunity in Calgary.

Commercial

New businesses and jobs will be available in NW Calgary due to the Glacier Ridge Business Park SKY Vision Development project. Community plaza designed for a growing local community, Sky Vision will bring six commercial blocks totalling 200,000 square feet. The site is 120 acres and has an average of about 5100 residents. As urban areas are in high demand for space, it is crucial to maximising its use and value. The urban commercial development will go far beyond its role in contributing to a healthy environment and acting as a hub for local communities by adding value to properties and attracting and retaining businesses.

Property Details

Location : 14625 69 St NW

Reference to site plan : MU #1; MU #2; MU #3; MU #4

Total Storefront Building : 4

Retail Area : 60,000 SQ FT - 15,000 SQ FT per building

Unit Size : As per requirement

Property Details

Location : 14625 69 St NW

Reference to site plan : IC #1; IC #2; IC #3; IC #4;
IC #5; IC #6

Total Commercial Buildings: Six - Two stories

Unit Size : As per requirement

Total Area : 200,000 SQ FT



RETAIL STORE

RETAIL STORE

SIGNAGE

SIGNAGE

Investment Highlights

-  Sale & Lease Opportunity
-  Urban Community
-  Work . Live . Play
All In One Location
-  Greater Exposure To
Customers
-  Business Smart Growth
-  Opportunity To Strengthen
Your Brand Image

Development

There will be 100 acres for multifamily and commercial development and 20 acres of nature and municipal reserves. In addition to creeks and natural coulees, a network of ponds and lakes will cross the land glacier. Recreation centers and trails are available nearby Nolan Hill and Sage Hill, and the ring road is easily accessible, including grocery stores and many other services. Among the features of Glacier Ridge are five school sites, the best playgrounds in the city, numerous parks, a coulee system that connects to West Nose Creek Valley, and a natural pathway system that connects to future retail centers.

Lease

Professional Building Pro 1

<p><i>Address Option :</i> Main Floor; Second Floor; Third Floor; Fourth Floor</p> <p><i>Rate :</i> Main Floor \$38-\$42 SQFT Second to Fourth floor \$35-\$38 SQFT</p> <p><i>Operating Cost :</i> \$15 SQFT</p>	<p><i>Term :</i> 5+5 years</p> <p><i>Completion Date :</i> Q4 2025</p> <p><i>Available Space :</i> Negotiable</p> <p><i>Parking :</i> Negotiable</p>
--	--



Building Features

- Floor to ceiling glazing*
- High ceilings with exposed ducting for unique design feature*
- Flexible signage opportunities*
- Sky Vision Development I will build the space out to a 'shell' state featuring lighting and sprinklers, an open floor plan, interior perimeter drywall, electrical and plumbing roughed in, and HVAC ready for tenant distributions*

Lease

Retail

Option :
MU 1; MU 2; MU 3; MU 4
Main Floor \$42-\$45 SQFT

Operating Cost :
\$15 SQFT

Term :
5+5 years

Completion Date :
Q4 2025

Available Space :
Negotiable

Parking :
Negotiable



Building Features

Floor to ceiling glazing

High ceilings with exposed ducting for unique design feature

Flexible signage opportunities

Sky Vision Development will build the space out to a 'shell' state featuring lighting and sprinklers, an open floor plan, interior perimeter drywall, electrical and plumbing roughed in, and HVAC ready for tenant distributions

Lease

Commercial

Option :
IC 15; IC 17; IC 19

Rate :
Main Floor \$40-\$42 SQFT
Second Floor \$35-\$38 SQFT

Operating Cost :
\$15 SQFT

Term :
5+5 years

Completion Date :
Q4 2025

Available Space :
Negotiable

Parking :
Negotiable



Building Features

Floor to ceiling glazing

High ceilings with exposed ducting for unique design feature

Flexible signage opportunities

Sky Vision Development will build the space out to a 'shell' state featuring lighting and sprinklers, an open floor plan, interior perimeter drywall, electrical and plumbing roughed in, and HVAC ready for tenant distributions



Contact Us

Sky Vision Development

Address : 139-55 Westwinds Cres NE, Calgary, AB T3J 5H2

Office Hours : Monday – Friday 9am – 5pm

Saturday–Sunday Closed

Statutory Holidays Closed

Email : Info@svdev.ca

Call : 403-452-3177





www.svdev.ca