

# Westbrook Professional Building

1610 37 Street SW, Calgary, AB

FOR LEASE

Shevawn Sernecky  
Senior Manager, Leasing | Associate  
ssernecky@salthillcapital.com | 780.719.8787



## Highlights

The Westbrook Professional Building is a two-level medical and professional complex located at 1610 37 Street SW, Calgary, Alberta, adjacent to Westbrook Mall in West Calgary.

- The Building offers approximately 52,445 square feet of space.
- It is easily accessible via major thoroughfares, including Bow Trail, Sarcee Trail, and 17th Avenue SW, and is in close proximity to the Westbrook LRT Station.
- Tenants and clients have access to free surface parking in the Building's lot.



## Demographics



Population

544,541



Number of Households

243,641



Median Age

48



Household Income

\$143,343



People Per Household

2.24

\*Data from 2023 Environics Analytics.



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- 0053. Dollarama (9,262 sf)
- 0054A. Spectacular Eye Care (2,002 sf)
- 0055. Shoppers Drug Mart (6,317 sf)
- 0056. B.K. Liquor (2,588 sf)
- 0057A. Westbrook Walk In Medical (2,145 sf)
- 0057B. Modern Beauty Supplies (4,091 sf)

Second level

- 0200. Radiology Consultants Associates (5,619 sf)
- 0201. Administration Office (2,705 sf)
- 0203A. Dr. Donald Louie-physican (1,262 sf)
- 0205A. Available (871 sf)**
- 0207. Available (983 sf)**
- 0208. Available (1,034 sf)**
- 0209. Available (1,500 sf)**
- 0211. Available (1,500 sf)**
- 0212. Prompt Physiotherapy Clinic (2,067 sf)
- 0214. Kumon Math And Reading Centre (1,255 sf)
- 0215. Internal Medicine Associates (1,953 sf)

**1008. Available (5,400 sf)**