



BUILDERS PARK

1 STREET SE & 53 AVENUE SE | CALGARY, AB

+ OFFICE/RETAIL/INDUSTRIAL FLEX SPACE FOR LEASE

Builders Park offers a highly visible and centrally located opportunity for businesses seeking office, retail, or showroom space in a well-connected and amenity-rich area.

Positioned just minutes from Chinook Centre and the Chinook LRT Station, the site benefits from exceptional transit access and proximity to a wide range of shopping, dining, and service options. Conveniently accessed by major thoroughfares, Builders Park makes commuting simple for both staff and customers. Recent façade enhancements have given the buildings a refreshed and modern curb appeal.



+ PROPERTY DETAILS



SITE AREA
9.5 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
161,573 SF



ADDITIONAL RENT
Prop Tax: \$3.33/SF
CAM: \$3.44/SF*
EST. TOTAL: \$6.77/SF
**Plus admin fee*



PARKING RATIO
2/1,000 SF

+ SITE PLAN

Builders Park



5508-1	AVAILABLE	3,768 SF
5508-5	Bolder Climbing	9,354 SF
5558-1	Industrial Plastics	5,204 SF
5558-3	ClaimsPro	8,905 SF
5608-1	DBK Engineering	3,071 SF
5608-3	Connect Performance	4,000 SF
5608-5	Flower Artistry	2,070 SF
5608-7	Hardwood Gallery	1,665 SF
5608-8	Arya Bakery	3,078 SF
5708-1	Marko's Kitchen	1,549 SF
5708-2	Rogelio Boxing Gym	3,149 SF
5708-5	Caltech Group	6,301 SF
5708-8	Retail Media Group	3,249 SF
5712	Gunnebo Security	5,225 SF
5716-100	Duco Design	3,379 SF
5716-104	Marshall Fabrics	21,621 SF
5716-110	Qualico Developments	9,406 SF
5716-112	Horizon Flight	10,779 SF
5716-200	Lamont Land (2 nd floor)	3,451 SF
5528-1	AVAILABLE (October 1, 2026)	8,680 SF
5528-7	Pauer Electronics	1,400 SF
5555	AVAILABLE (May 1, 2026)	11,535 SF
5709-200	Komatsu	16,233 SF
5709-113	Smart Performance	8,809 SF
5709-115	CMSA	5,678 SF

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envirionics Analytics.



+ AREA DEMOGRAPHICS

Builders Park



POPULATION

1 KM	3 KM	5 KM
4,987	40,895	195,150



HOUSEHOLDS

1 KM	3 KM	5 KM
2,379	17,257	91,120



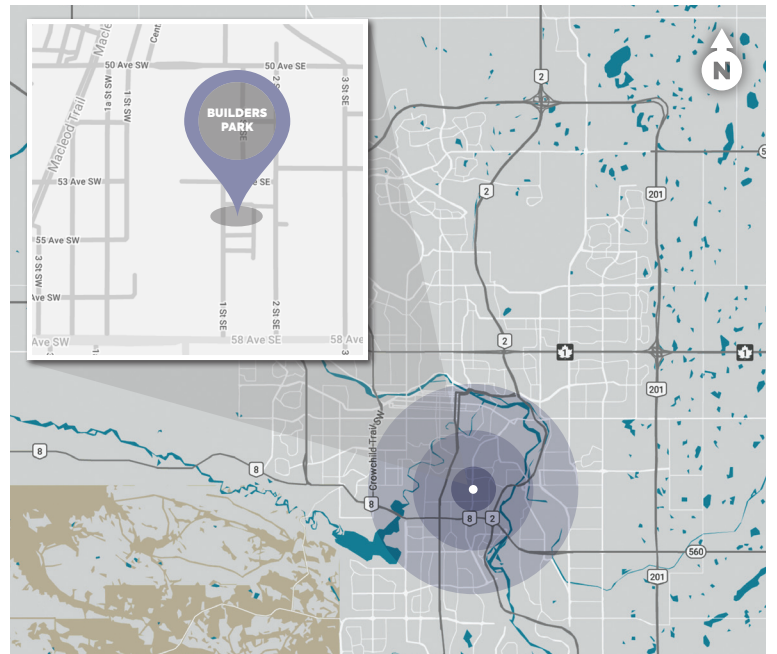
AVERAGE INCOME

1 KM	3 KM	5 KM
\$115,120	\$267,729	\$191,645



VEHICLES PER DAY

Approximately 24,000 on 58 Avenue



CONTACT



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QUALICO
PROPERTIES

**Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES**