

# Westbrook Professional Building

1610 37 Street SW, Calgary, AB

FOR LEASE

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## 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, Sarcree 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 | 10km Radius



**Population**

597,698



**Number of Households**

249,817



**Median Age**

47



**Household Income**

\$183,077



**Annual Foot Traffic**

2,390,405

2024

\*Data from 2025 Environics Analytics.



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37 Street SW

16 Ave SW

KUMON

Second Level

Westbrook Mall

Walmart SAFeway SPORTCHEK Mark's

1008A

0057A

0056

0055

0054A

0053

SHOPPERS  
DRUG MART

DOLLARAMA

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-physician (1,262 sf)  
**0205A. Available (871 sf)**  
**0207. Available (983 sf)**  
0208. Lend Direct (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)**