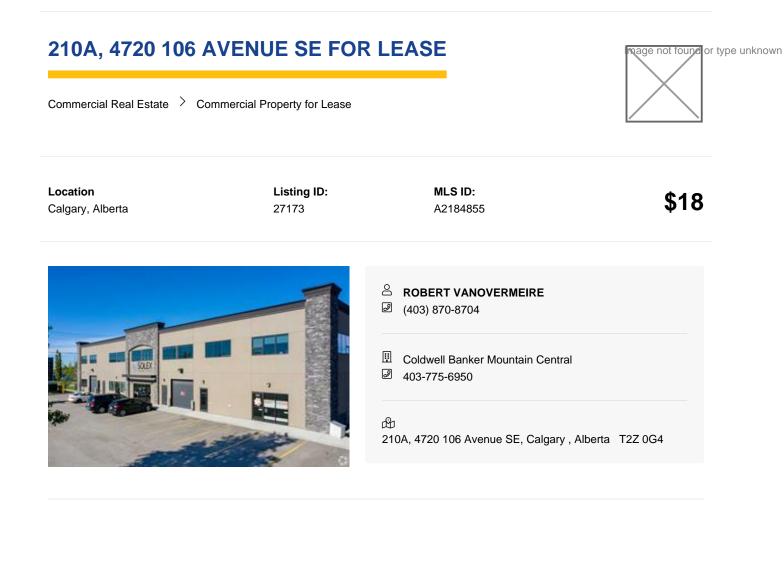


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Transaction Type For Lease

Lease Frequency Annually

Subdivision East Shepard Industrial

Structure Type Low Rise (2-4 stories)

Legal Plan 1012524

Foundation Poured Concrete Days On Market

Lease Term 24 Months

Building Type Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 1550.00

Inclusions None Lease Amount 18.00

**Zoning** I-G

Year Built 2014

Property Sub Type Office

Building Area (Sq. M.) 144.00

Restrictions Easement Registered On Title,Utility Right Of Way

Reports Building Plans, Title

Excellent leasing opportunity in South Calgary. The building offers a professional first impression for staff and clients, is fully Wheelchair Accessible including Elevator to the second floor, there are skylights in the common area increasing the natural light in the building including in the winter. The building is highly efficient which results in lower operating costs than any comparable building in South Calgary. Complete staging services available for your New Space! Current Spaces are gorgeous but Tenant Improvements available. And let's not forget, Tim Hortons and Subway are 40 seconds away by car, 2-minute walk!

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