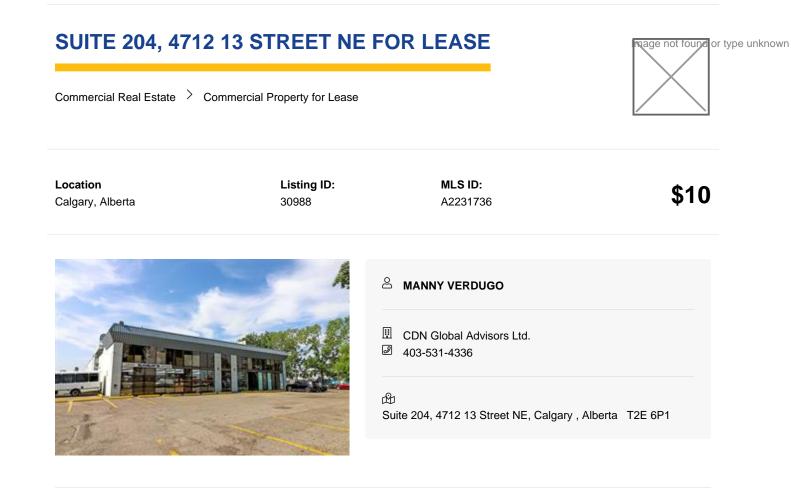


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<b>Transaction Type</b>	<b>Days On Market</b>	Lease Amount
For Lease	2	10.00
Lease Frequency	Subdivision	<b>Year Built</b>
Annually	McCall	1975
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Office
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2012.00	186.92	N/A
Restrictions Call Lister	<b>Reports</b> Call Lister	

2,012 Sq. Ft. second floor office located near 45 Avenue NE and 13 Street NE. This office space consists of three private offices, open concept area, storage room, and lunchroom/kitchenette. There are men's and women's washrooms available in the common area. There is ample free surface scramble parking. In addition, there excellent signage opportunity with McKnight Boulevard NE exposure. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$10.00 PSF and Operating Costs is \$9.12 PSF (Total of \$19.12 PSF). Utilities are included in the operating costs. Improvements are negotiable. Available immediately.

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