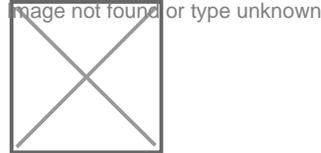


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3, 1035 64 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34212

MLS ID:
A2290197

\$26



 **ESTELLE TRAN**
 (403) 993-2898

 KPLI Real Estate Corporation
 403-554-8453

 3, 1035 64 Avenue SE, Calgary , Alberta T2H 2J7

Transaction Type For Lease	Days On Market 64	Lease Amount 26.00
Lease Frequency Annually	Subdivision Highfield	Year Built 2024
Structure Type Industrial	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 4050.00	Building Area (Sq. M.) 376.25	Inclusions N/A
Restrictions Landlord Approval	Reports Floor Plans, Title	

4,050 SF of Class A office/medical space available on the main floor. Located at the intersection of Glenmore Trail and Deerfoot Trail with illuminated third-floor signage visible to 119,000 vehicles daily. The building features a zero-step entrance, dual elevators, 200 complimentary surface parking stalls, 22 heated indoor stalls, on-site diesel backup generator, fibre-optic internet, and EV charging stations. Operating Costs: \$15.36 PSF

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