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## 300, 900 6 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34873


**MLS ID:**  
A2296494

**\$4,000**



 **BRUCE MILLER**  
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 300, 900 6 Avenue SW, Calgary , Alberta T2P 3K2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> CR20-C20/R20
<b>Subdivision</b> Downtown West End	<b>Building Type</b> Office Building	<b>Year Built</b> 1980
<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 3100.00	<b>Building Area (Sq. M.)</b> 288.00	<b>Inclusions</b> May Include various office items
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Title	

da Vinci remarked "Simplicity is the ultimate sophistication" - So then, here's an Easy Lease at Only \$4,000/Mo + GST for Professional Office Space In Edinburgh Place. This favorably located 3rd floor office space is situated on the corner 8 St & 6 Ave SW in the preferable west-end of DT. So important to business and people, the C-Train is just a few steps away. With a thoughtful, yet versatile build-out, there's potential to accommodate various office needs - company, IT, legal, fiscal, teaching, consulting, developmental and so forth. Current layout includes large reception/office admin area, 3 spacious offices, 2 multi-work station/meeting room areas, kitchen/lunch room and 2 storage rooms. And there's two pleasant washrooms and dual upgraded elevators. Ample windows provide natural light & views. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network, courts center & DT U of C. Stroll the Bow River pathway. Hop across the river to Kensington. Various office furniture can be included. Looking for DT but not in the canyon? Then opportunity is knocking for this low priced, value added west-end office space.

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