

**RENT STARTING AT
\$4.00/SF**


Property Facts

District	Foothills
Zoning	I-G (Industrial General)
Parking	Ample - At no cost
Year Built	1980
Building Class	B
Available	Immediately

Comments

- Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- Close proximity to retail amenities

Lease Particulars - Second Floor

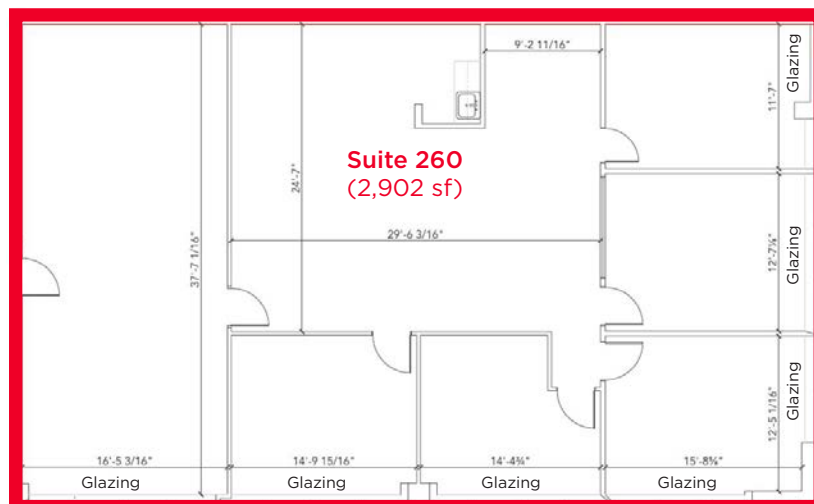
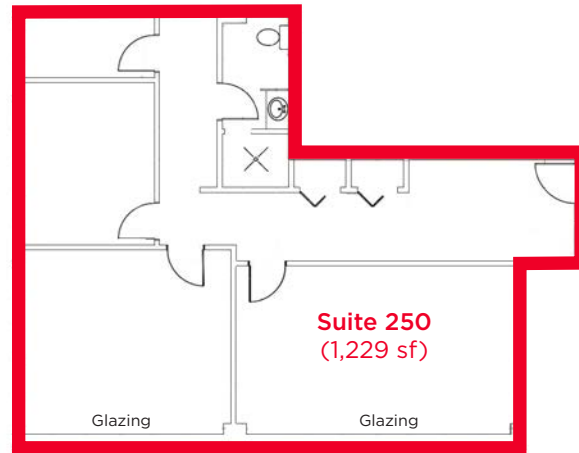
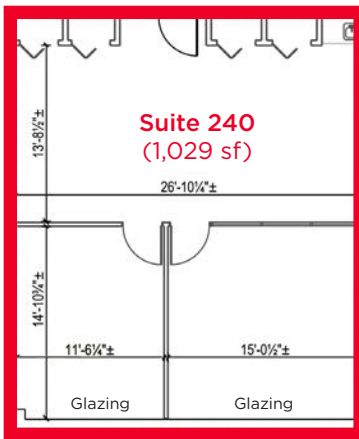
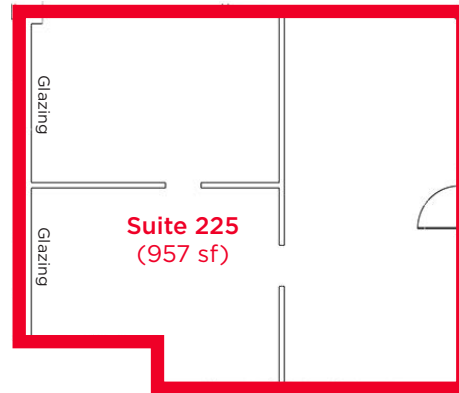
Suite 210	581 sf
Suite 225	957 sf
Suite 240	1,029 sf
Suite 250	1,229 sf
Suite 260	2,902 sf
Asking Rate (2 nd Floor)	\$4.00/sf with escalations
Op. Costs (2 nd Floor)	\$10.18/sf (2025 est.) (excludes in-suite janitorial and waste removal)

Lease Particulars - Main Floor

Suite 6	2,527 sf
Asking Rate (Main Floor)	\$7.00/sf with escalations
Op. Costs (Main Floor)	\$7.60/sf (2025 est.) (excludes in-suite janitorial, waste removal, gas & electrical)



Floor Plans - Second Floor



* Not to scale, not exactly as shown.



**CUSHMAN &
WAKEFIELD**

FOR LEASE

3700 - 78th Avenue SE

Calgary, AB

Suite 210



Suite 225



Suite 225



Suite 240



Suite 240

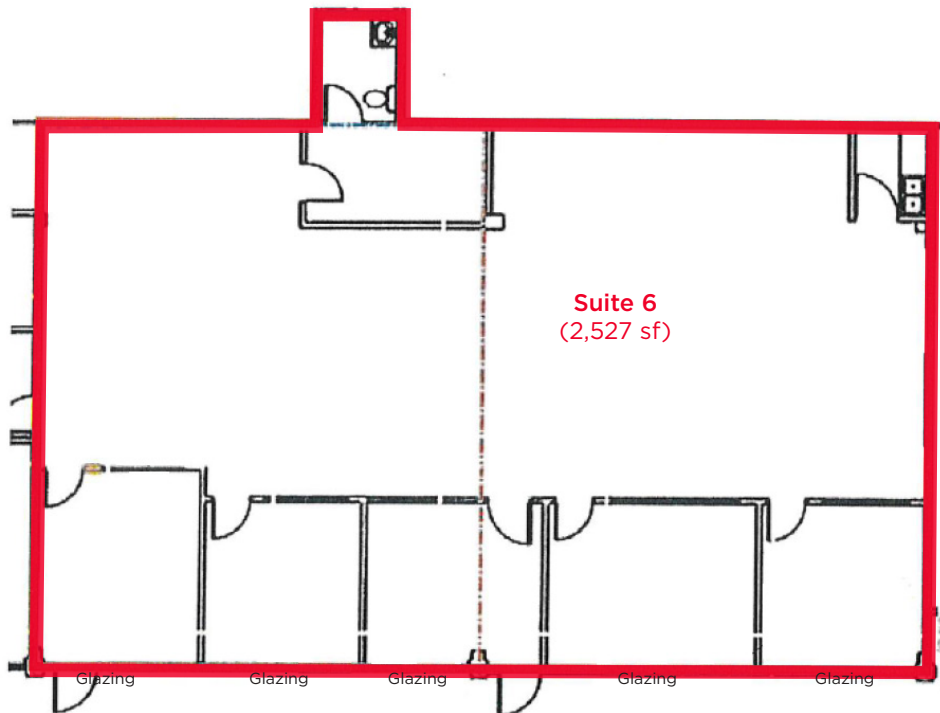


Suite 250





Floor Plan - Main Floor



* Not to scale, not exactly as shown.



Map

