



RENT STARTING AT \$4.00 PSF

FOR LEASE

3700 - 78 AVENUE SE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

3700 - 78 AVENUE SE

CALGARY, AB

Property Details

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 Trail
- Close proximity to retail amenities



Lease Particulars

Main Floor

Suite 6:	2,527 SF
Asking Rate:	\$7.00 PSF with escalations
Op. Costs:	\$7.60 PSF (2025 est.)

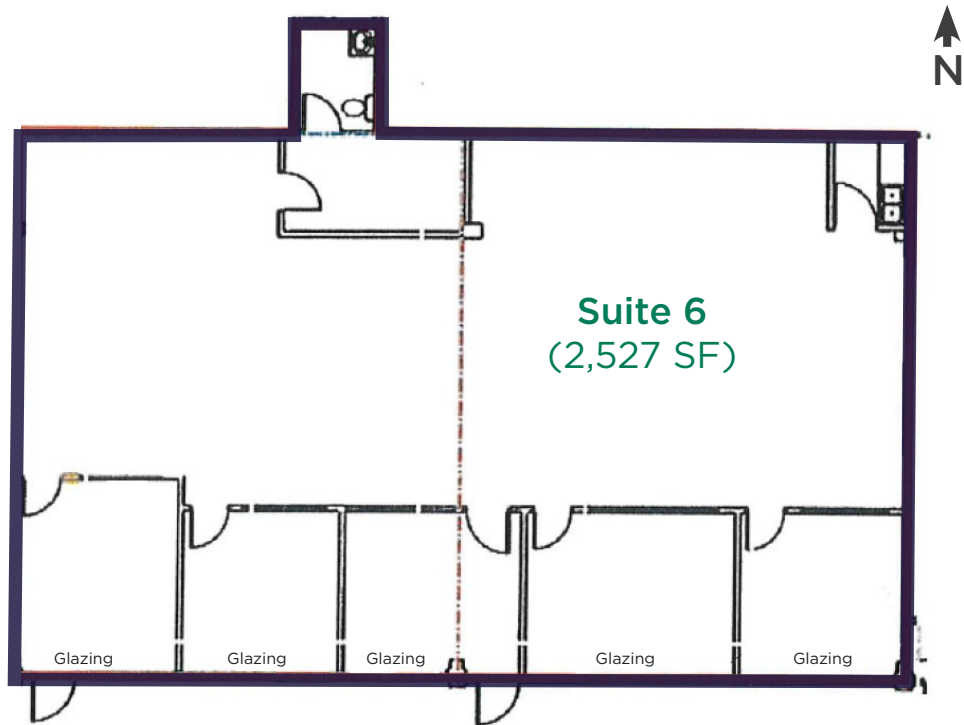
Second Floor

Suite 210:	581 SF
Suite 225:	957 SF
Suite 237:	1,202 SF
Suite 240:	1,029 SF
Suite 250:	1,229 SF
Suite 260:	2,902 SF
Asking Rate:	\$4.00 PSF with escalations
Op. Costs:	\$10.18 PSF (2025 est.) (excludes in-suite janitorial and waste removal)

Can be combined for 2,231 SF

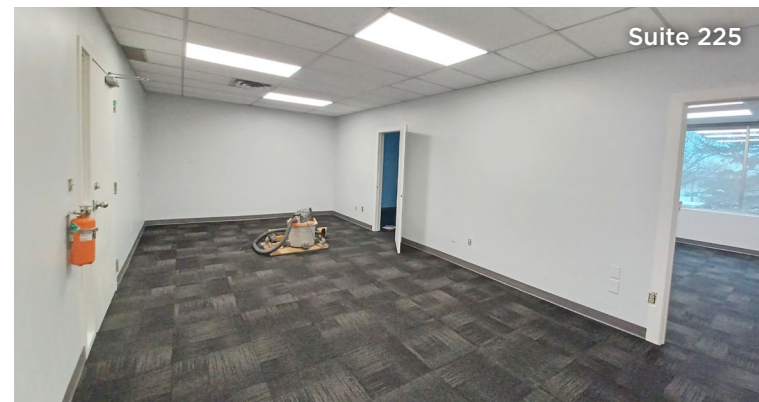
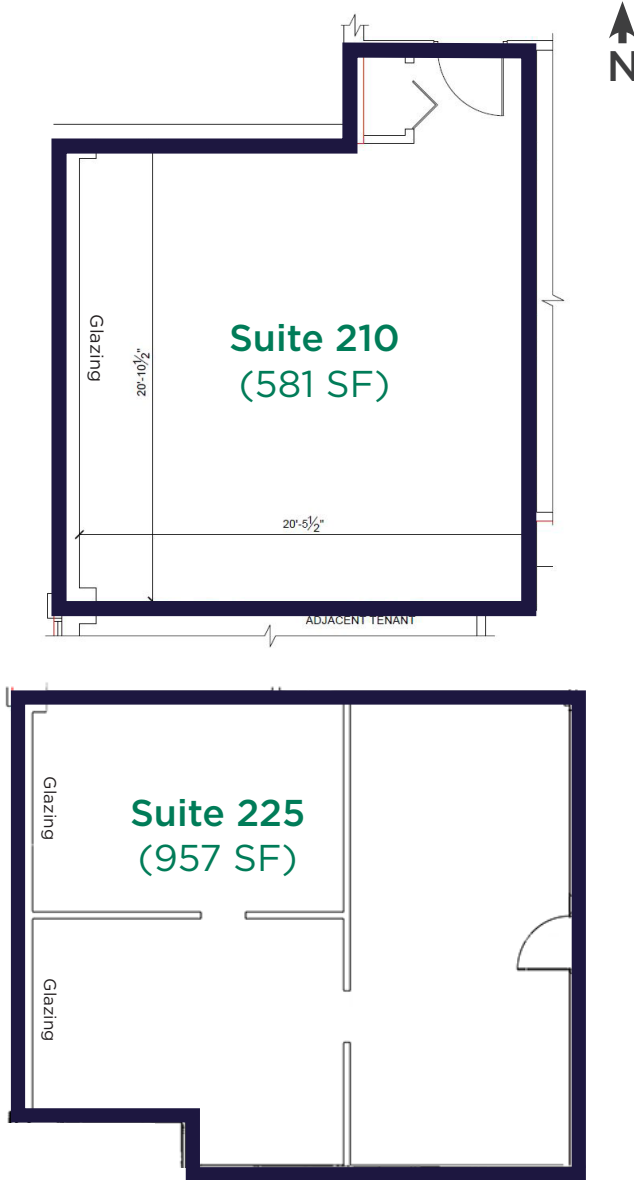
3700 - 78 AVENUE SE CALGARY, AB

Main Floor Plan



3700 - 78 AVENUE SE CALGARY, AB

Second Floor Plan

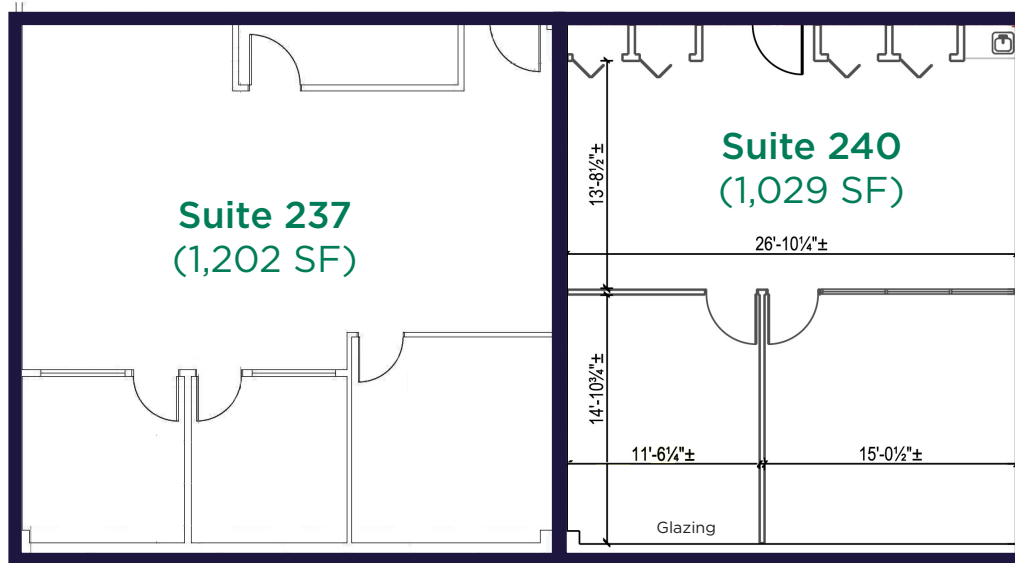


*Not to scale, not exactly as shown.

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Second Floor Plan

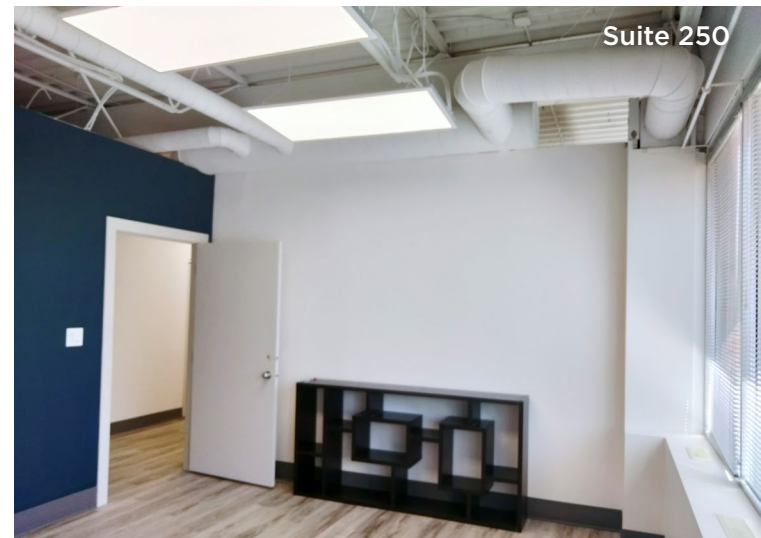
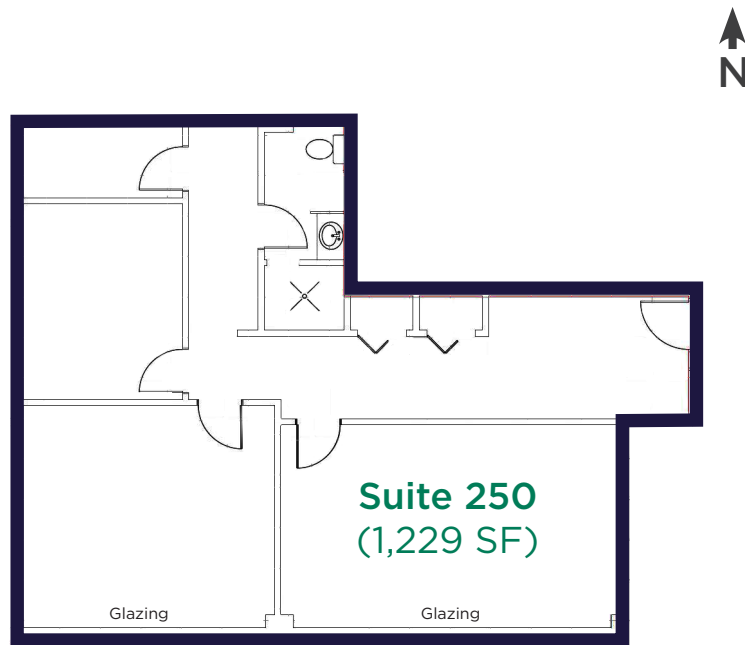
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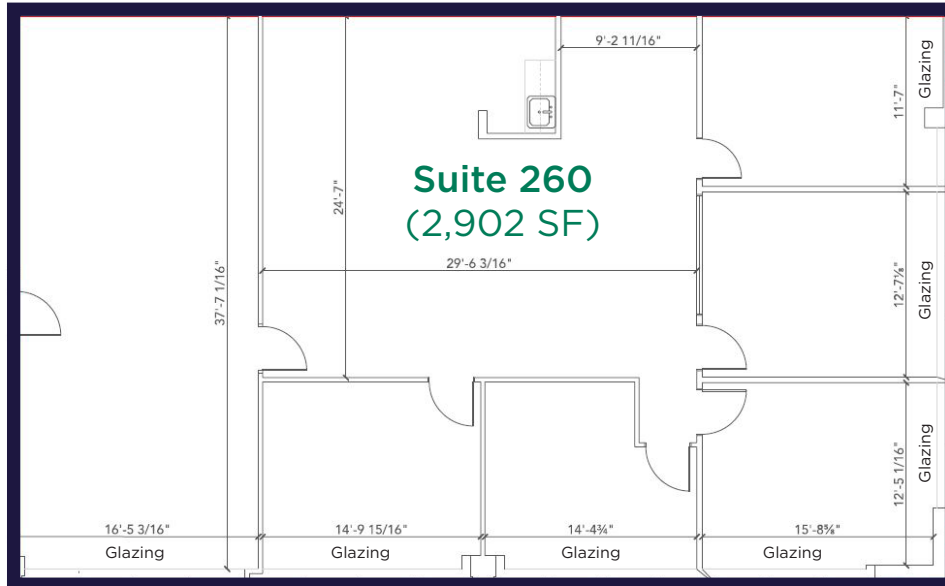
Second Floor Plan



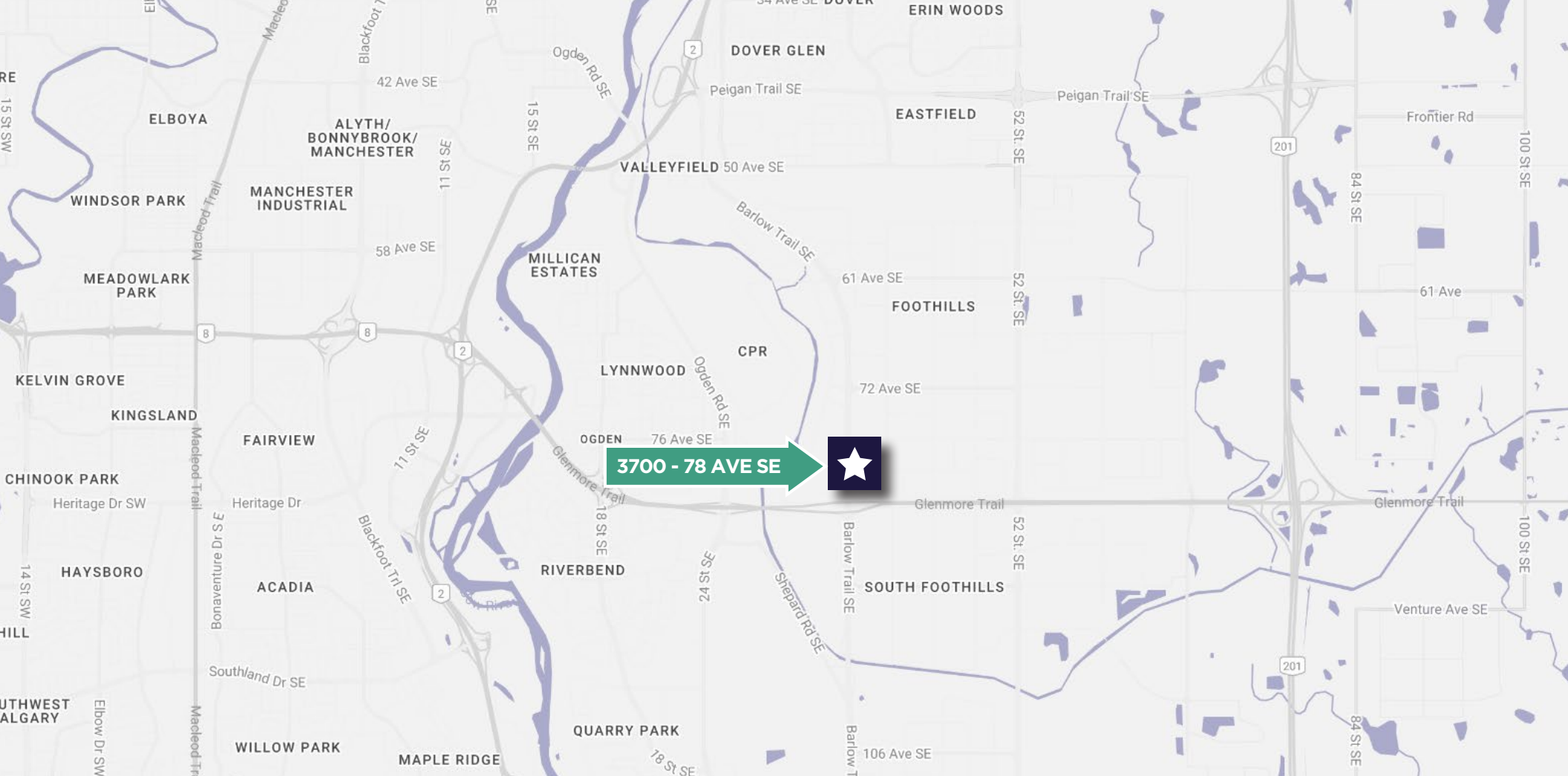
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Second Floor Plan



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3700 - 78 AVE SE



FOR MORE INFORMATION, CONTACT

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