

# FOR LEASE

**3,191 SF OFFICE/WAREHOUSE**



**BAY 18**

**21 HIGHFIELD CIRCLE SE**

**CALGARY, AB**



**Lead Agents:**

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# PROPERTY DETAILS

District:	Highfield
Available Area:	± 3,191 sf
Office Area:	±925 sf
Warehouse Area:	±1,400 sf
Mezzanine Area:	±866 sf
Loading:	1 (10' x 12') drive-in door
Ceiling Height:	22' clear
Power:	100A, 3 phase (TBV)
Heating:	Forced air units in warehouse; RTUs in office
Zoning:	I-G (Industrial General)
Lease Rate:	\$15.00 psf
Op. Costs (2024 est.):	\$7.25 psf
Available:	Immediately

## Highlights

- Central location
- Fully sprinklered
- 4 reserved parking stalls
- Telus fibre optic available
- Pre-cast construction
- Good access onto Barlow and Macleod Trail
- Close proximity to 39<sup>th</sup> Avenue LRT station



Office



Kitchenette

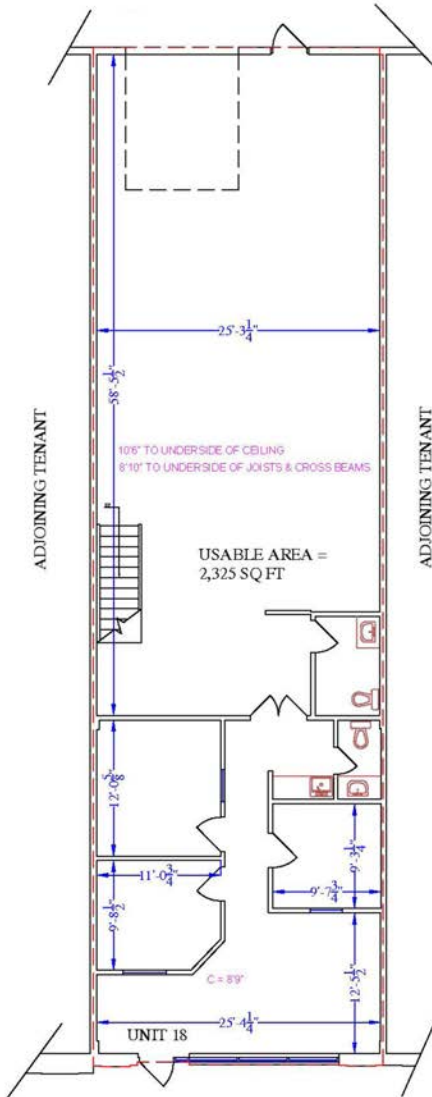


Second Floor

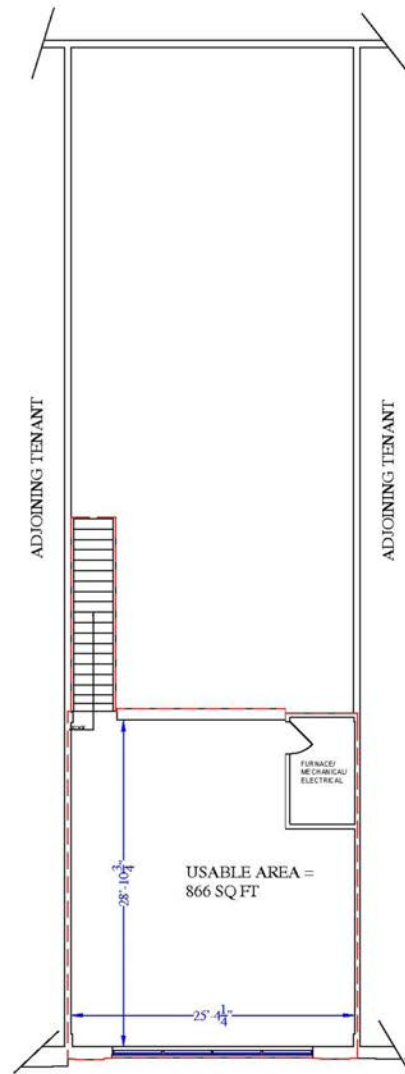
# FLOOR PLAN



Main Floor



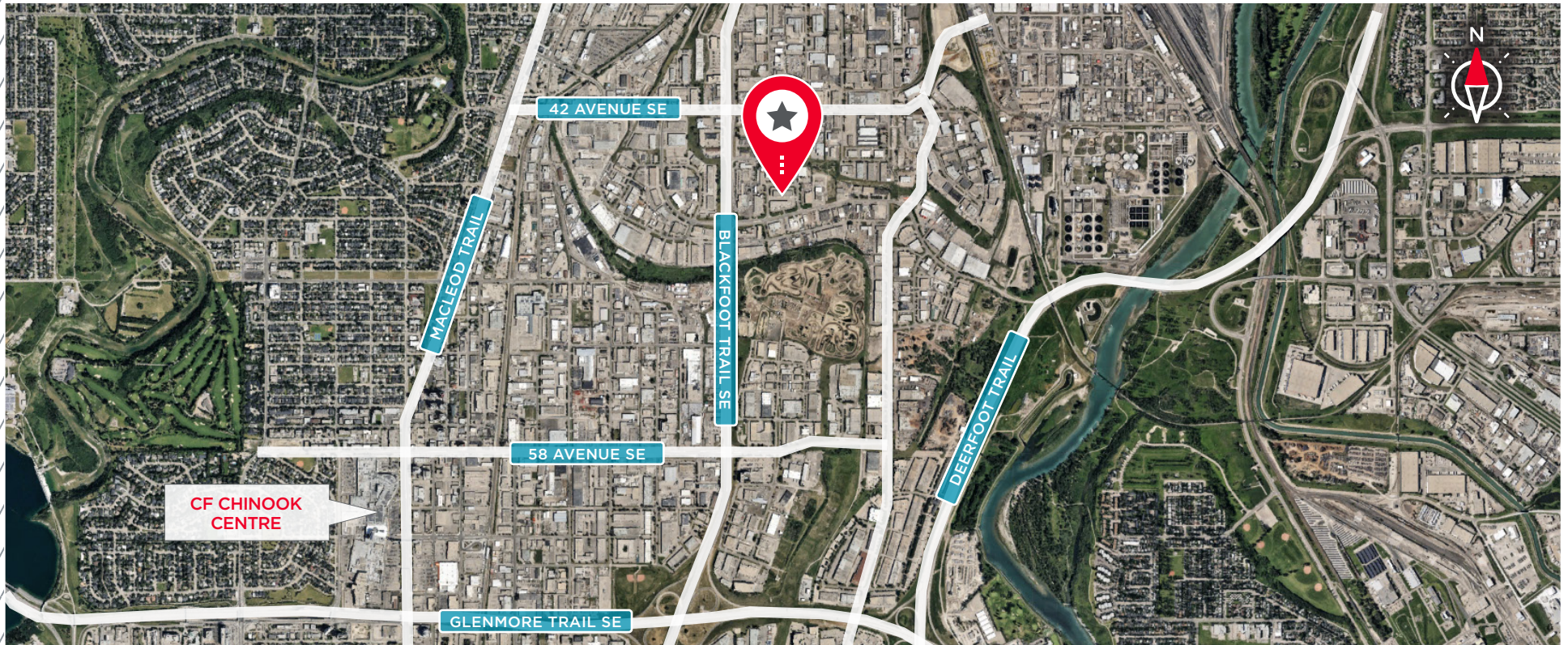
Mezzanine



Warehouse

\*Not to scale, not exactly as shown.

# LOCATION MAP



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