

**957 SF & 772 SF AVAILABLE
SECOND FLOOR OFFICE SPACE**



Property Facts

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

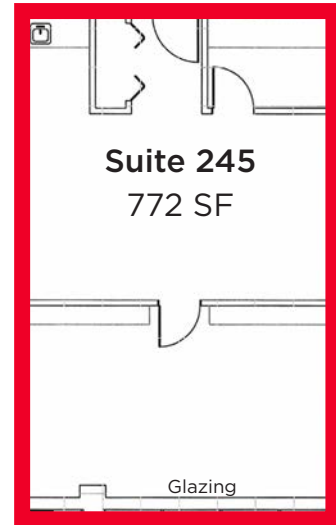
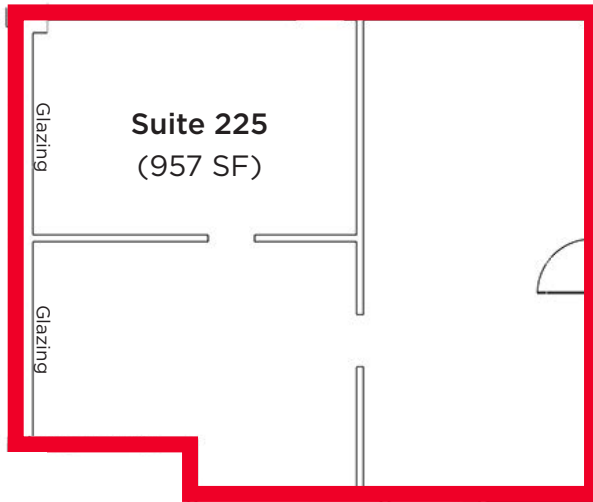
Lease Particulars - Second Floor

Suite 225	957 SF
Suite 245	772 SF
Asking Rate	\$7.00/SF
Op. Costs - 2nd Floor	\$8.76/SF (2022 est.) (excludes in-suite janitorial and waste removal)

Comments

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

Floor Plan



* Not to scale, not exactly as shown.

Map

