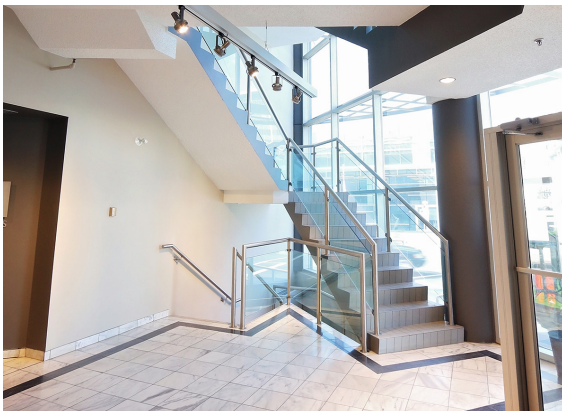




# GREAT LOCATION

1001 1 STREET SE  
CALGARY, ALBERTA



## HIGHLIGHTS

- Attractive third office space available
- Landlord will demise and build to suit tenants requirements
- Common area entrance with elevator service to all floors
- Heated underground parkade with ample parking
- +15 Connection across the road through the Palliser
- Walking distance to LRT and Calgary Saddledome.
- Naming rights available
- Tenant Allowance negotiable

## PROPERTY DESCRIPTION

<b>Market Rates:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$14.39 psf est.
<b>Office Size:</b>	1st Floor - <b>LEASED</b>
	2nd Floor - <b>LEASED</b>
	3rd Floor - Up to 11,000 Sq Ft (can demise)
<b>Signage:</b>	Available
<b>Parking:</b>	1 per 1,100 sf \$300/month/stall
<b>Term:</b>	Negotiable

## FLOOR DETAILS

### 3rd Floor

- 20 exterior offices
- 22 interior offices
- 26 work stations
- 1 storage room
- 1 print/copy area
- 1 IT room
- 2 coffee/kitchen area
- 1 large boardroom

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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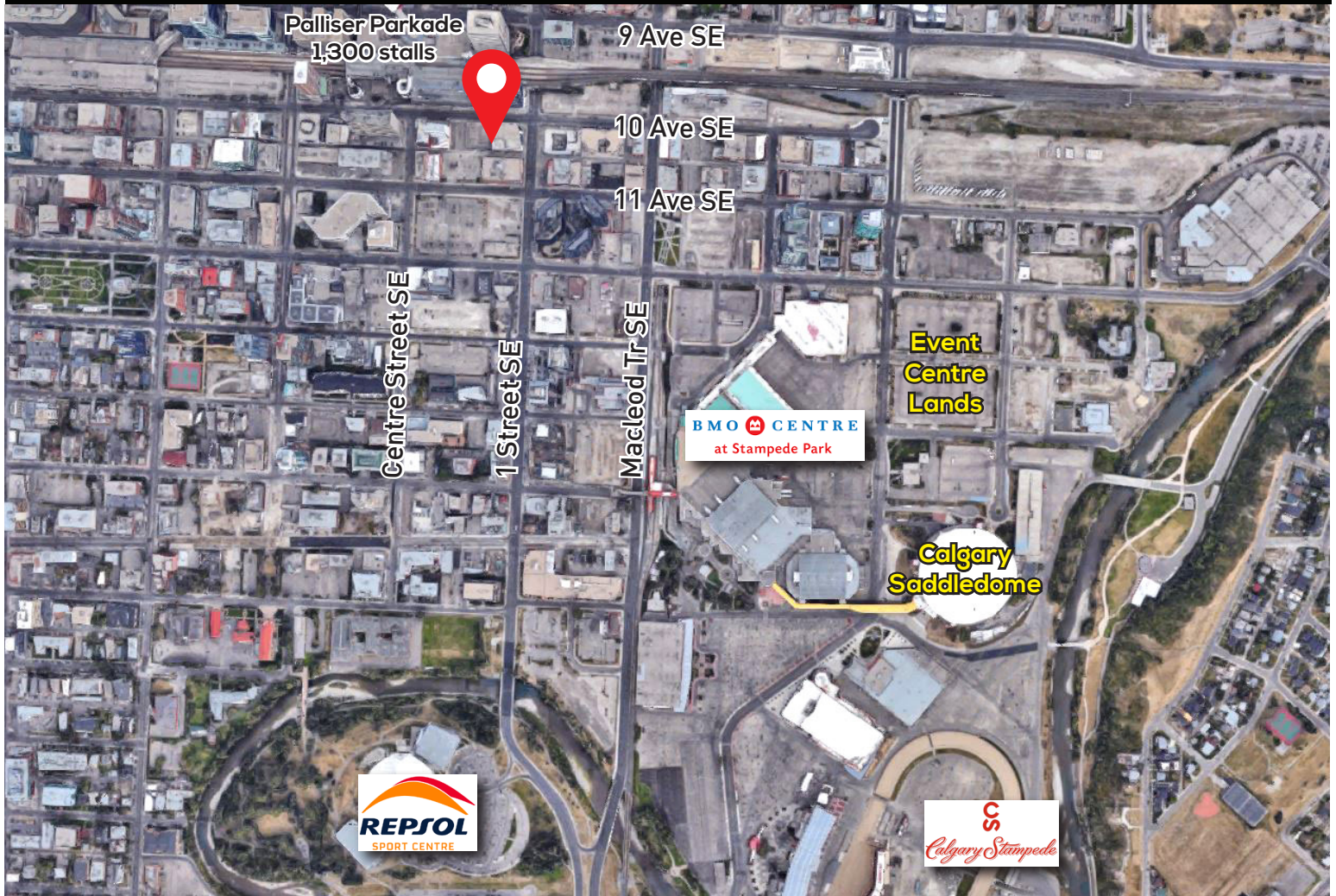
# PHOTOS

1001 1 Street SE, Calgary, Alberta



# LOCATION

1001 1 Street SE, Calgary, Alberta



## CHOOSE YOUR AVENUE

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**Steven Butt**

*President/Founder*

**403.802.6767**

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