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

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

PROPERTY DESCRIPTION

Market Rates:	Market
Op Costs & Taxes:	$14.39 psf est.
Office Size:	1st Floor - LEASED
	2nd Floor - LEASED
	3rd Floor - Up to 5,600 Sq Ft (can demise)
Signage:	Available
Parking:	1 per 1,100 sf $300/month/stall
Term:	Negotiable

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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PHOTOS

1001 1 Street SE, Calgary, Alberta

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FLOOR PLAN

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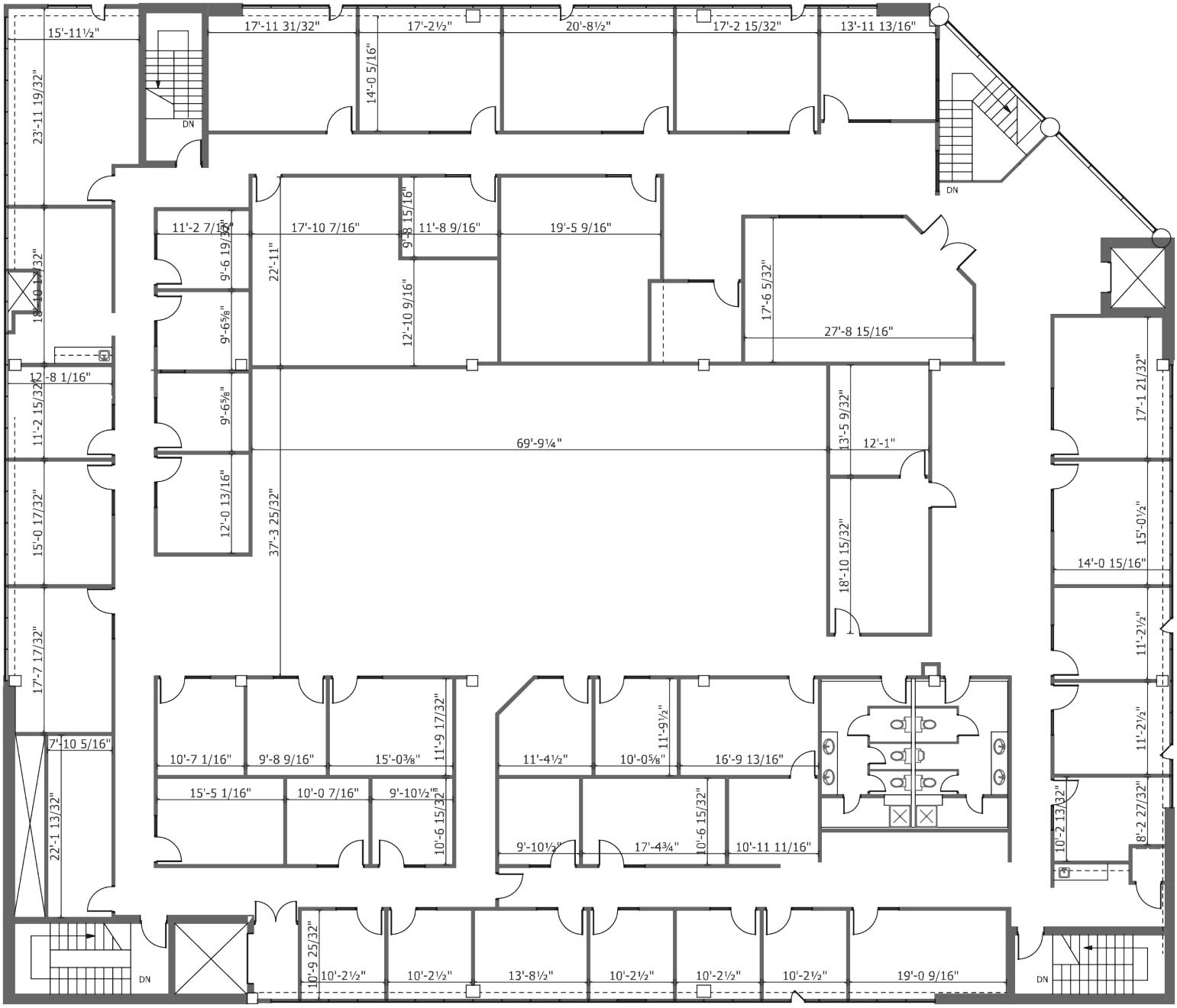
Third Floor



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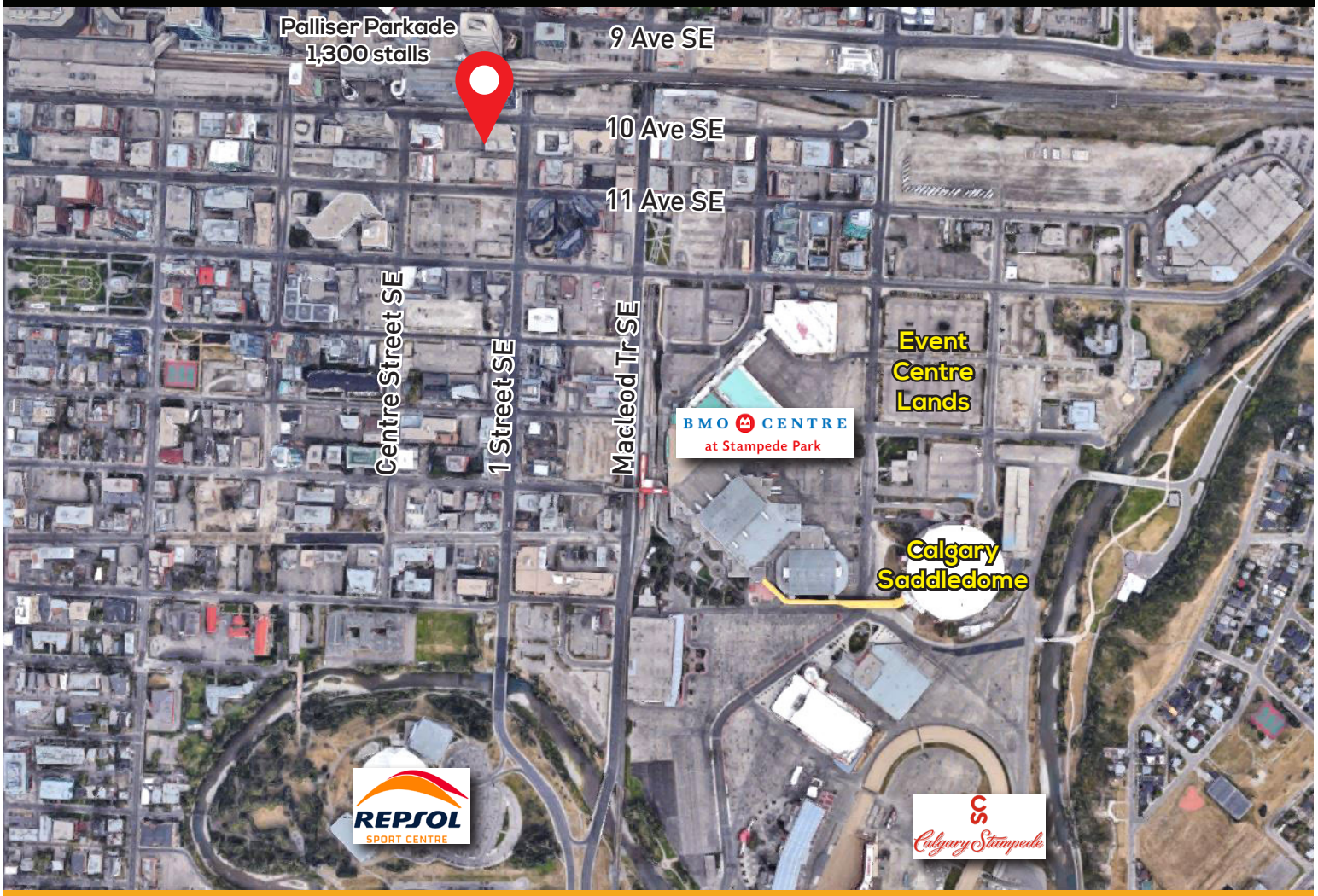

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Steven Butt
President/Founder
403.802.6766
sbutt@avenuecommercial.com

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