



**RENT STARTING AT  
\$5.00/SF**

### Property Facts

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

### Comments

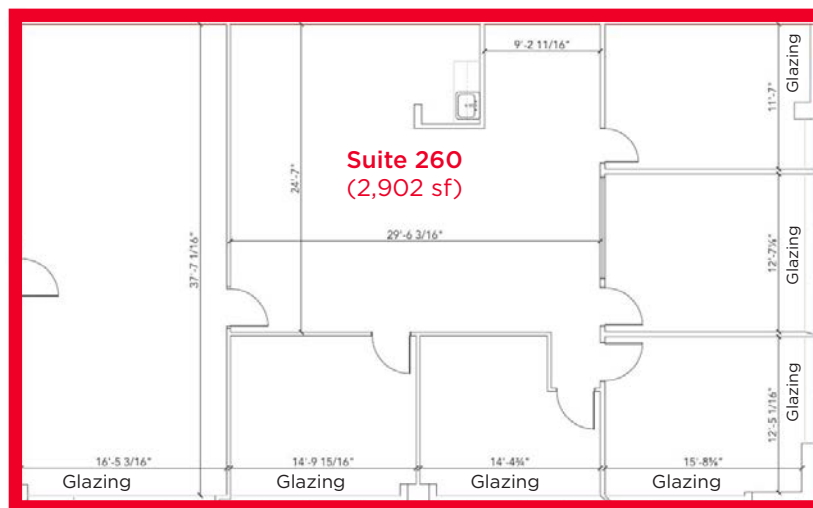
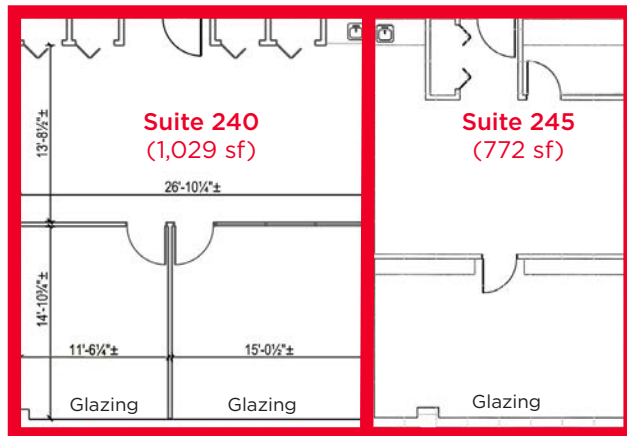
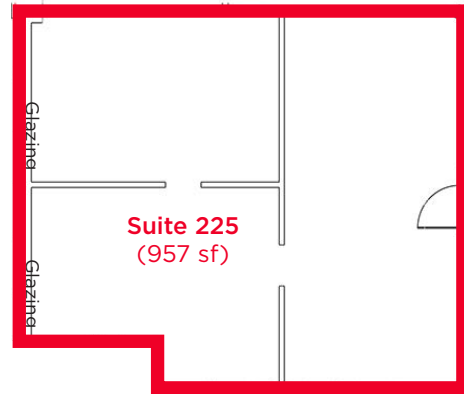
- Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- Close proximity to retail amenities

### Lease Particulars - Second Floor

Suite 210	581 sf	
Suite 225	957 sf	
Suite 240	1,029 sf	] Up to 1,801 sf joined
Suite 245	772 sf	
Suite 260	2,902 sf	
Asking Rate	<b>\$5.00/sf with escalations</b>	
Op. Costs - 2 <sup>nd</sup> Floor	\$10.12/sf (2024 est.) (excludes in-suite janitorial and waste removal)	
Available	Immediately	



Floor Plans



\* Not to scale, not exactly as shown.



Suite 210



Suite 225



Suite 225



Suite 240



Suite 240



Suite 245







**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**3700 - 78<sup>th</sup> Avenue SE**

Calgary, AB

Suite 260



Suite 260



**Map**

