

## 1,406 SF TO 10,515 SF AVAILABLE

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### **PROPERTY DETAILS**

Available Units Suite 100 10,515 SF

Suite 203 1,347 SF LEASED

Suite 250 1,406 SF

Suite 204 2,479 SF) *Suite 204 & 205* 

Suite 205 1,631 SF *Contiguous to 4,110 SF* 

Suite 216 1,976 SF LEASED

Suite 218 1,723 SF

**Lease Rates** Market rates

**Operating Costs** \$12.76 PSF (est. 2023) in-suite janitorial is not included

Parking 1 stall per 400 sf

(scrambled surface parking, free of charge)

## **HIGHLIGHTS**

- Located in the established South Airways
   Business Park
- Value oriented office opportunity
- Located in the popular NE location with excellent access to 32nd Avenue, Barlow Trail, Deerfoot Trail and the TransCanada Hwy
- Building has undergone extensive common area renovations and modernization

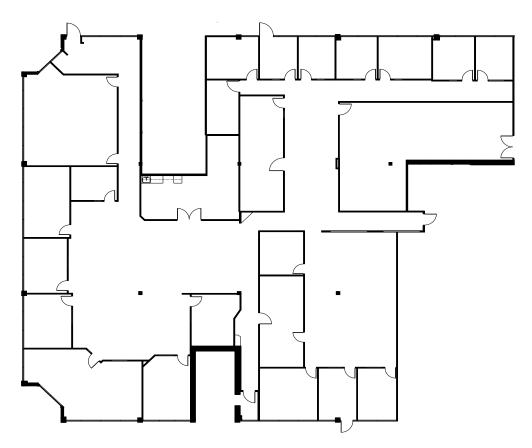








**SUITE 100 - 10,515 SF** 









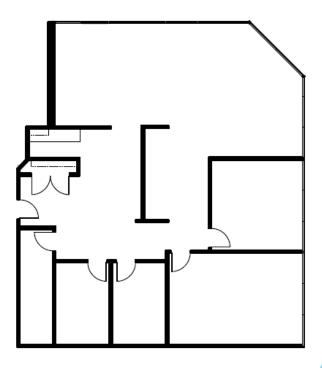
## FLOOR **PLANS**



**SUITE 203 - 1,347 SF LEASED** SUITE 250 - 1,406 SF



**SUITE 204 - 2,479 SF** Suite 204 & 205 Contiguous to 4,110 SF

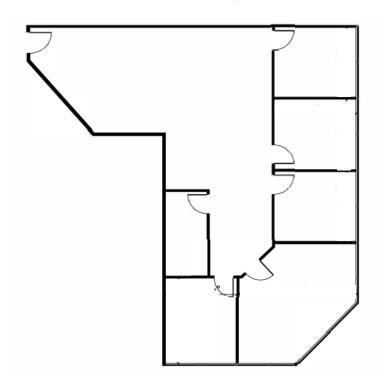




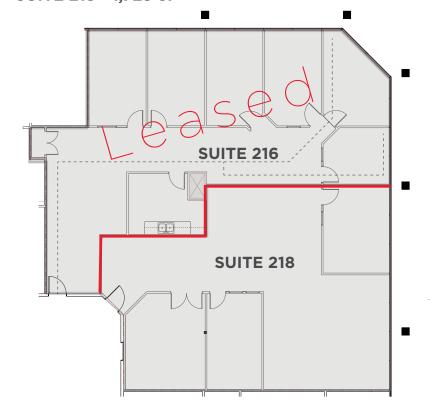


**SUITE 205 - 1,631 SF** 

Suite 204 & 205 Contiguous to 4,110 SF



SUITE 216 - 1,976 SF LEASED SUITE 218 - 1,723 SF





# LOCATION MAP











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