



Partnership. Performance.

GROSS HEADLEASE OPPORTUNITY

- Excellent Eau Claire location with convenient access and egress to roadways and river pathway system
- Daycare, Good Life Fitness within complex
- Abundance of underground and surface parking available
- Efficient premises, in great condition
- Good Earth Cafe, Sumo Restaurant, Joey Restaurant, Prego's Italian Restaurant, Food Court all within the complex
- Sheraton, Westin Hotels one block away
- Close proximity to Prince's Island Park

OFFICE SPACE FOR LEASE

EAU CLAIRE MARKET | 200 BARCLAY PARADE SW, CALGARY, AB

OPPORTUNITY

Available: 2nd floor: 203 - 18,180 sf
("Chalk line" opportunity available)

Occupancy: Immediately

T.I.: As is

Rental Rate: \$16.00 psf Gross

Term: 1 - 3 years

