

MAIN FLOOR OFFICE SPACE**Property Facts**

District	Eastfield
Office Area	3,035 up to 6,568 SF
Zoning	I-G (Industrial – General)
Year Built	2004
Parking	20 Stalls (approximate)
Lease Rate	\$10.00 PSF to \$14.00 PSF
Op. Costs	\$5.45 PSF (2018 estimate) Plus 5% of the gross rent for management fees
Available	Immediately

Comments

- Space can be demised into two tenancies
- Drive-in loading door possible
- High quality office build out
- Combination of executive offices and open area
- Excellent natural light and exposure
- Good access to 52nd Street SE and major road arteries including Peigan Trail

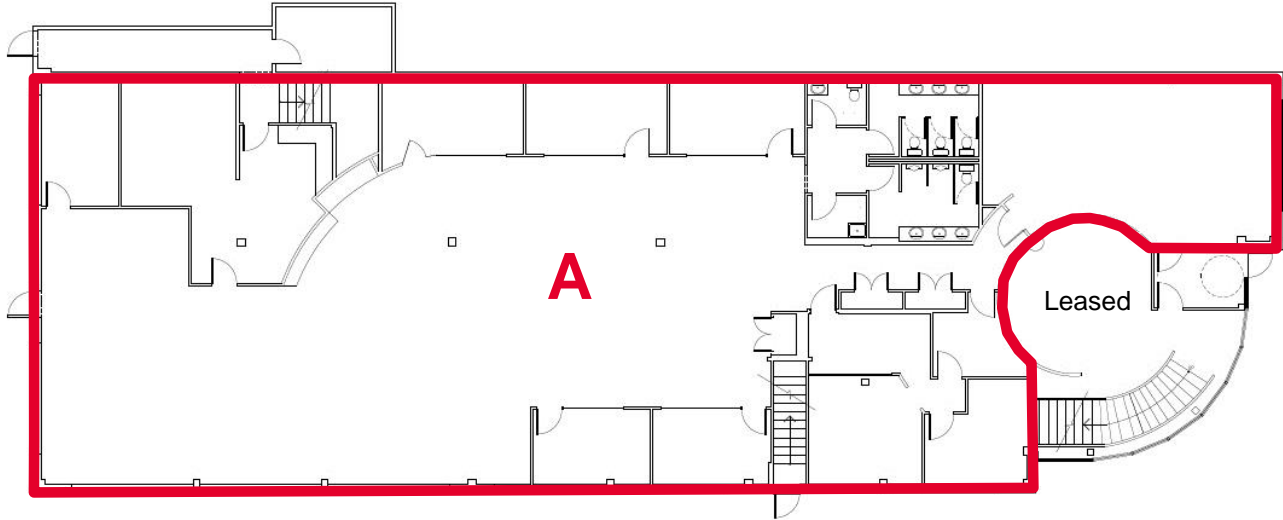
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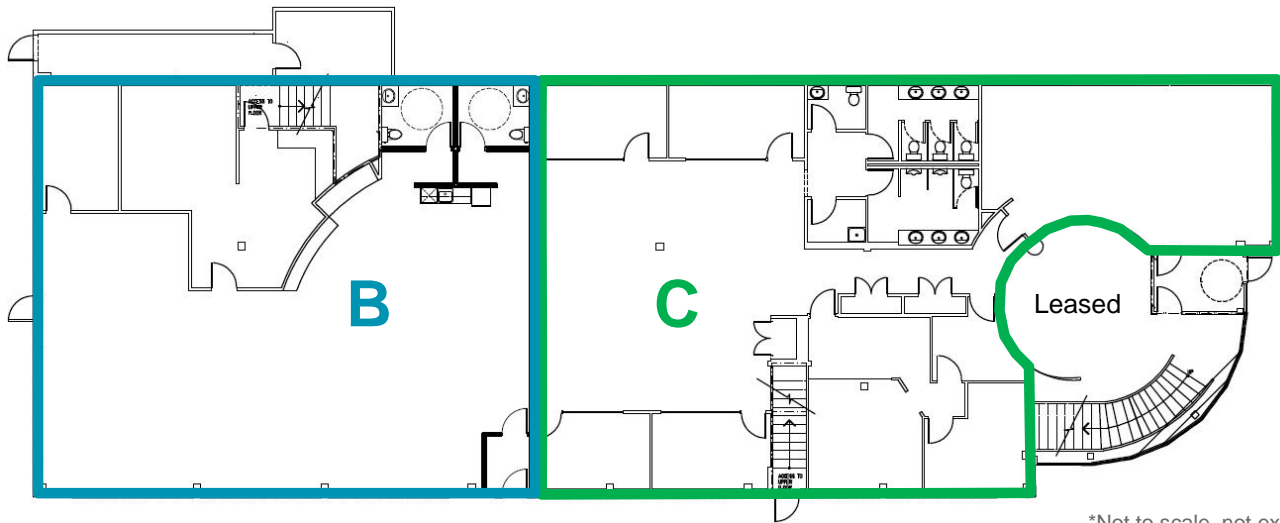
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Main Floor Plan



Demising Options



*Not to scale, not exactly as shown

Lease Particulars



Option A

Area: 6,568 SF
 Lease Rate: \$10.00 PSF

With drive-in loading door
 Lease Rate: \$11.00 PSF



Option B

Area: 3,035 SF
 Lease Rate: \$14.00 PSF



Option C

Area: 3,533 SF
 Lease Rate: \$14.00 PSF



FOR LEASE
4949 – 51st Street SE
Calgary, Alberta



Map of Location

