

FOR LEASE

6115 10 STREET SE

Calgary, AB



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CBRE

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PROPERTY DESCRIPTION:

RENTABLE AREA:	Main Floor Office:	2,281 sq. ft.
	Second Floor Office:	2,335 sq. ft.
	Warehouse:	2,569 sq. ft.
	Total:	7,185 sq. ft.
	Bonus Mezzanine:	604 sq. ft.
LOADING:	1 x Drive-in (14'x10')	
CEILING HEIGHT:	18' Clear	
POWER:	(TBV)	
LEASE RATE:	Market	
OPERATING COSTS:	\$3.84 per sq. ft. (TBV)	
AVAILABILITY:	July 1, 2018	



PROPERTY HIGHLIGHTS:

- + Clean warehouse space with oversized drive-in door
- + Quick access to 11th Street, 58th Avenue and Glenmore Trail SE
- + Laundry and shower facility on second floor
- + Separate access to the second floor
- + Nicely finished heavy office component over 2 floors
- + Second floor open concept space with kitchenette
- + Various private offices, boardroom and front reception on main floor
- + Corner lot with ample private parking



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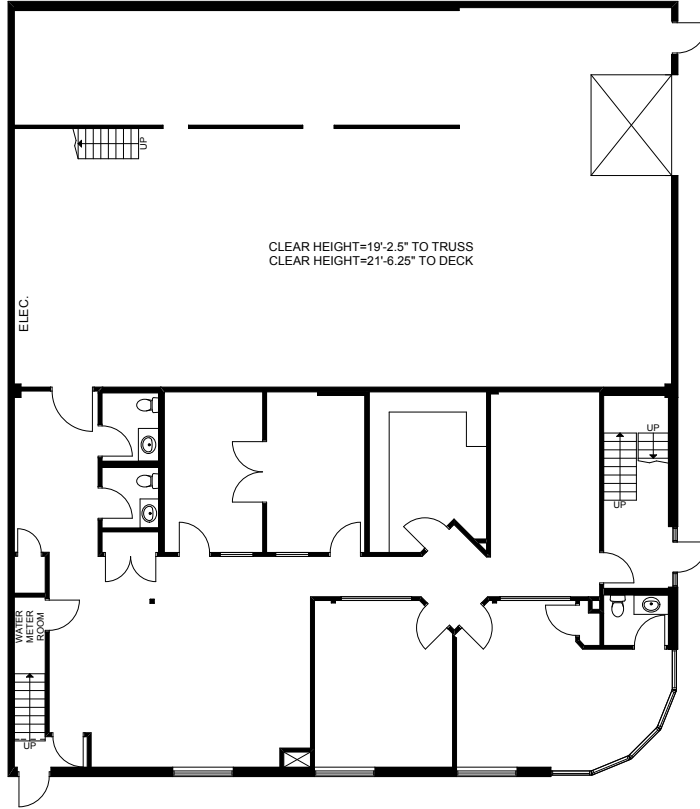
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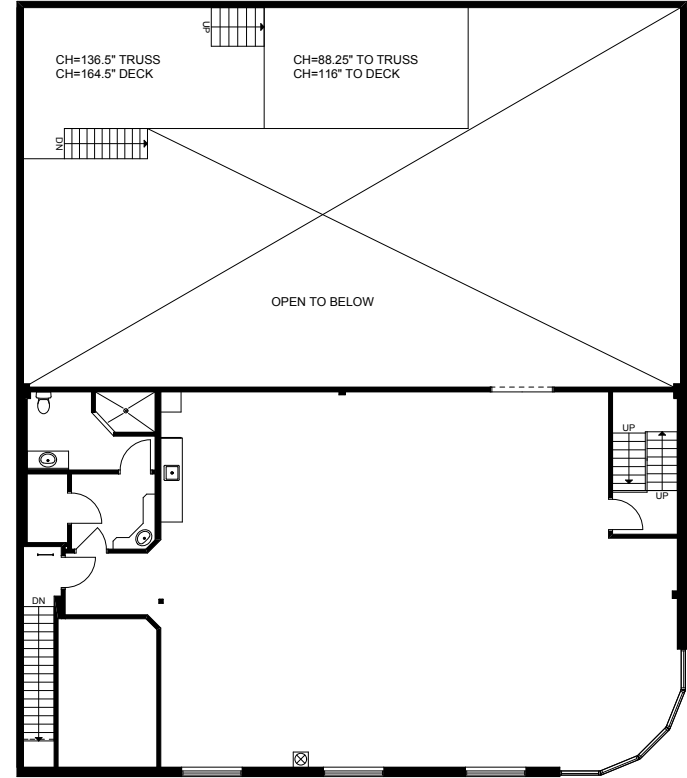
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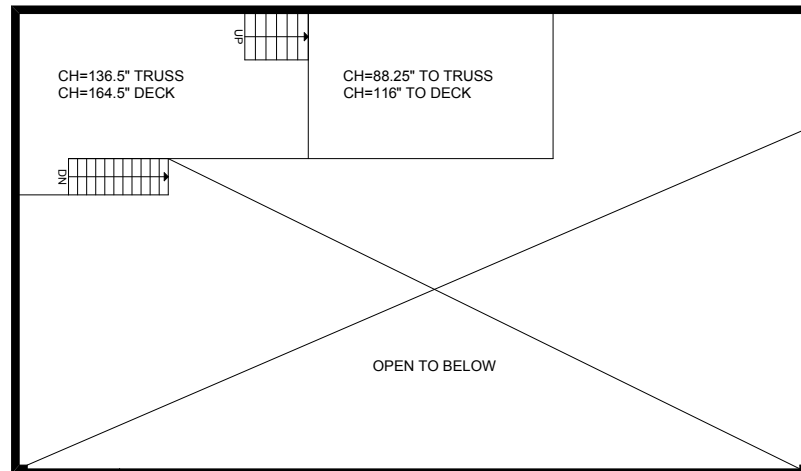
MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



MEZZANINE FLOOR PLAN



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