

# FOR LEASE

## Sub-urban Office Space

3670, 63<sup>rd</sup> Avenue NE Calgary, Alberta



Newly Built, high quality Office, Warehouse and showroom building Located west of Metis Trail, close to existing ATB Campus, south of new Radisson Hotel & Conference Centre, excellent access to Stoney Trail, Deer foot Trail, close proximity to Calgary International Airport, easy access to Westwinds LRT, Nice View of New Runway, Golf Course, Mountains & Downtown. Ample Parking and Market Rent.

**Suitable for Accountant's Office, Insurance Office, Travel Agency, Financial Advisor's Office, Law Office, Dispatch office, Evening hours School, Instructional facility, Information technology related uses and many more similar businesses.**

<b>Available Space:</b>	2,500 to 10,000 Sq. Ft. Office space
<b>Zoning:</b>	I-B Industrial - Business District.
<b>Power:</b>	100-400 Amp, 3 Phase Possible
<b>Operating Cost:</b>	\$5.00 per sq. ft. / Annum (2016 estimate)
<b>Possession:</b>	Immediately

**Manjit Bahia**  
Cell: 403 860 3430  
Email: manjit@olympiacommercial.ca

**Jasjeet (Sunny) Maan**  
Cell: 403 875 8881  
Email: sunny@olympiacommercial.ca

**Olympia Commercial**  
30<sup>th</sup> Floor, 421-7<sup>th</sup> Avenue S.W.  
Calgary, Alberta T2P 4K9

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Olympia Commercial Inc. "the Brokerage"

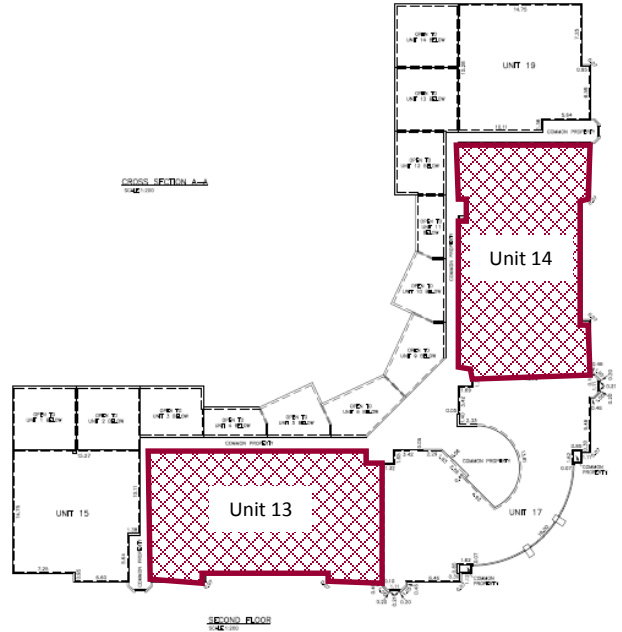
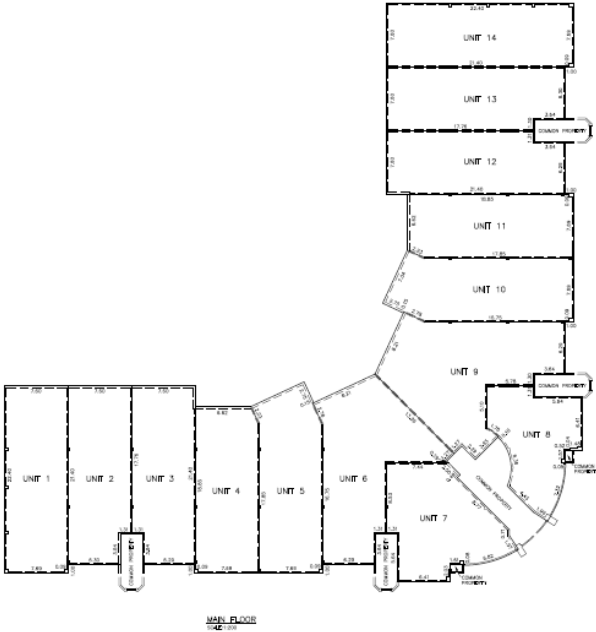
403 265 0277

www.olympiacommercial.ca

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REGISTRAR  
UNIT TITLE OFFICE  
PLAN NO. \_\_\_\_\_  
DATE AND REVISION  
OR \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
ADDRESS \_\_\_\_\_



TRIMBLE SURVEYS (1970) LTD. 111, 200 - 44 AVENUE S.E. CALGARY, ALBERTA T2C 1V1

### Office Leasing Rate @ \$15.00 psf and Operating Rent @ \$5.00 psf

Unit # 13 is 4,525.14 Sq. Ft. Asking Monthly Rent: \$4,902.24 + Operating Cost + GST (Can be demised)

Unit # 14 is 3,215.21 Sq. Ft. Asking Monthly Rent: \$ 3,483.14 + Operating Cost + GST (Can be demised)

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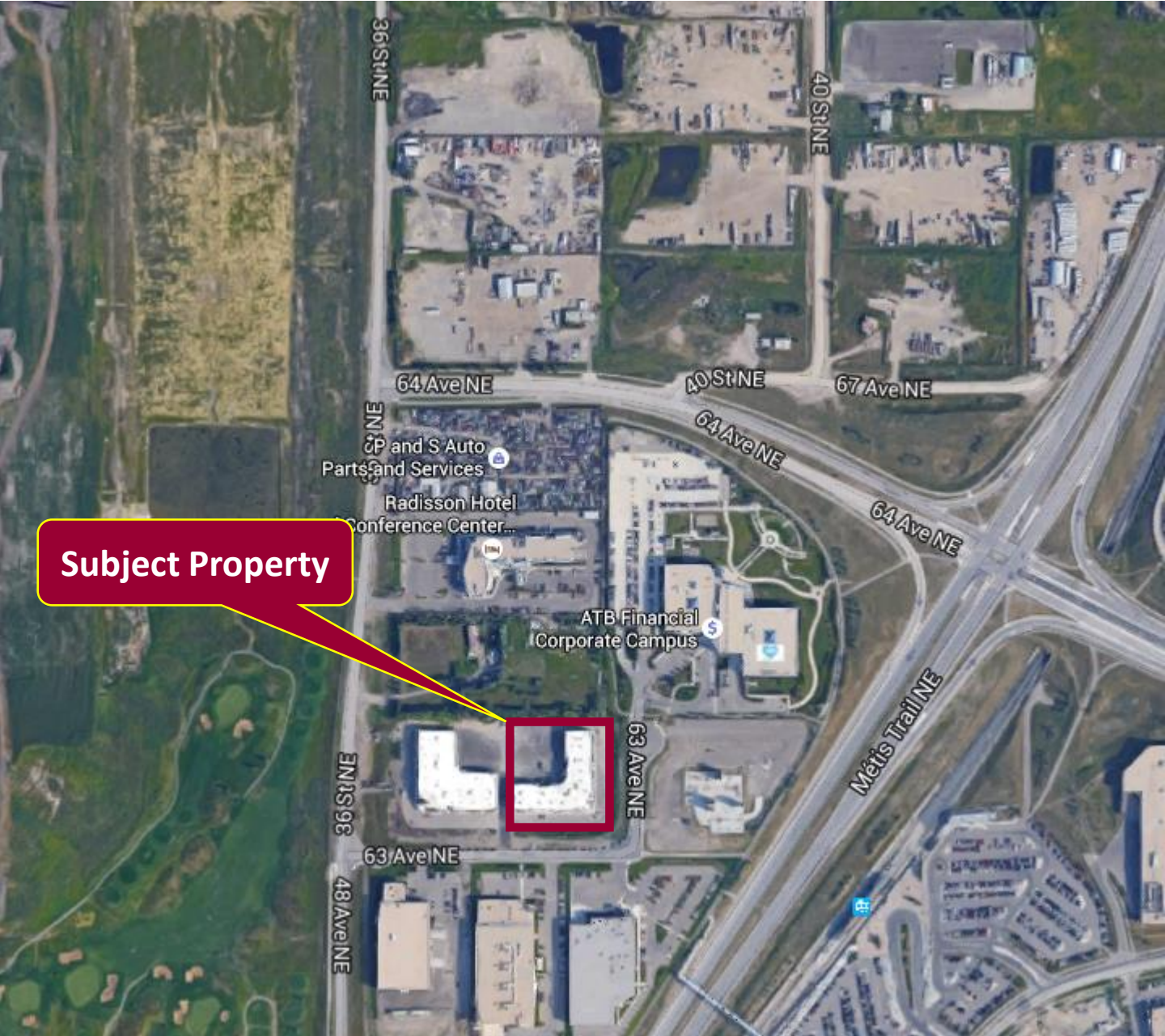
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