

FOR LEASE

# 6115 10 STREET SE

Calgary, AB



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**CBRE**

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## PROPERTY DESCRIPTION:

<b>RENTABLE AREA:</b>	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.
<b>LOADING:</b>	1 x Drive-in (14'x10')	
<b>CEILING HEIGHT:</b>	18' Clear	
<b>POWER:</b>	(TBV)	
<b>LEASE RATE:</b>	Market	
<b>OPERATING COSTS:</b>	\$3.84 per sq. ft. (TBV)	
<b>AVAILABILITY:</b>	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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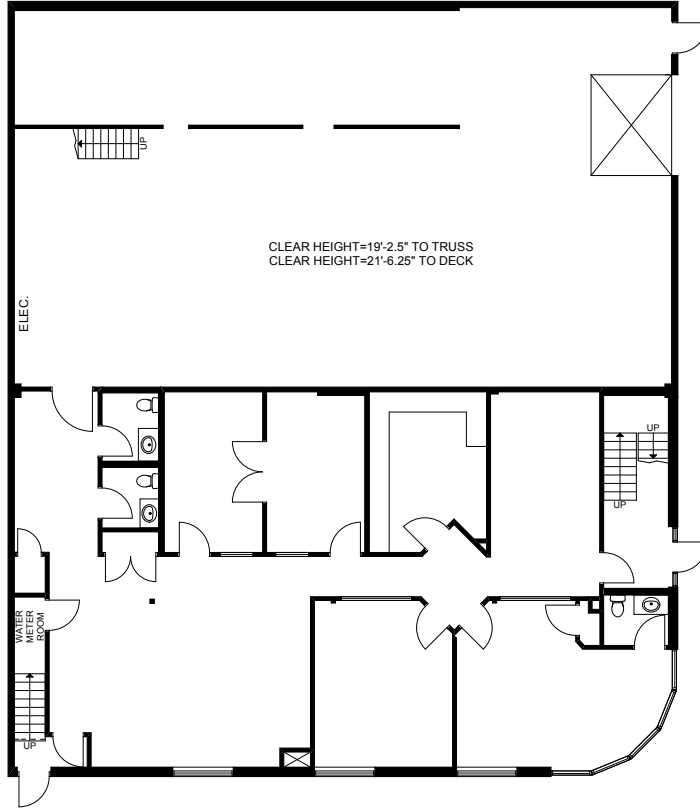
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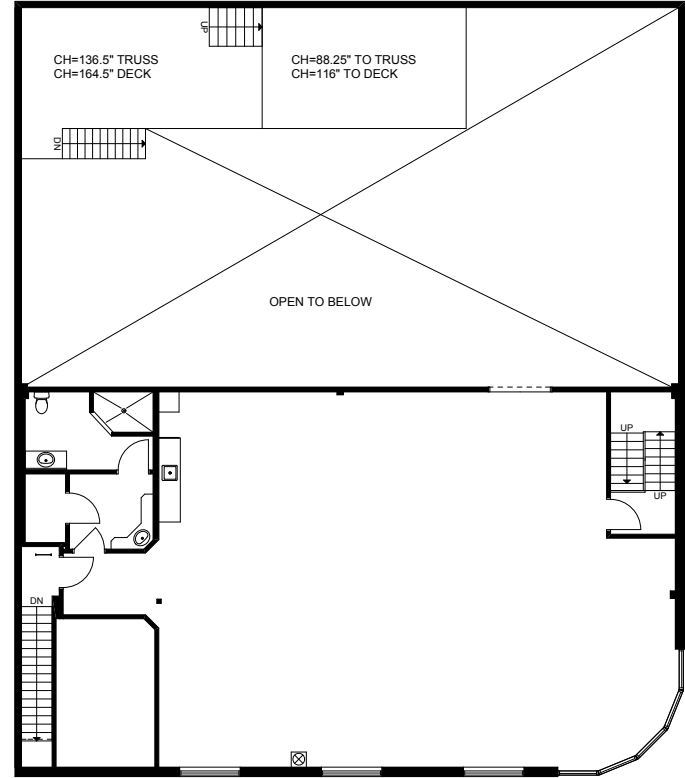
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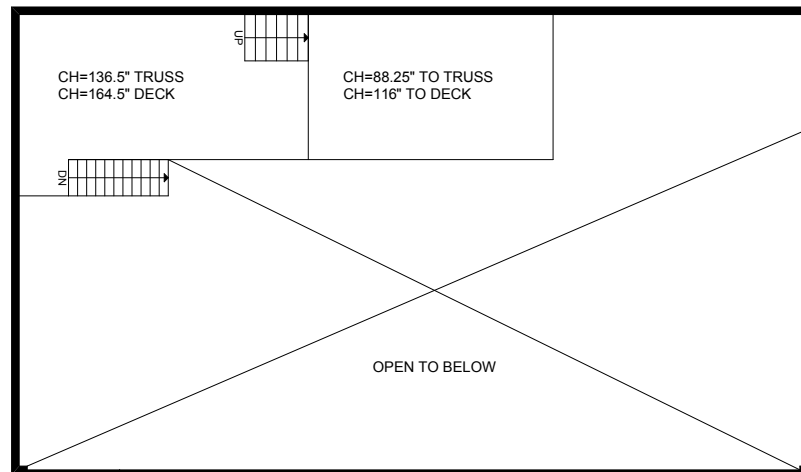
**MAIN LEVEL FLOOR PLAN**



**SECOND LEVEL FLOOR PLAN**



**MEZZANINE FLOOR PLAN**



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