



2nd Floor Office Space Available

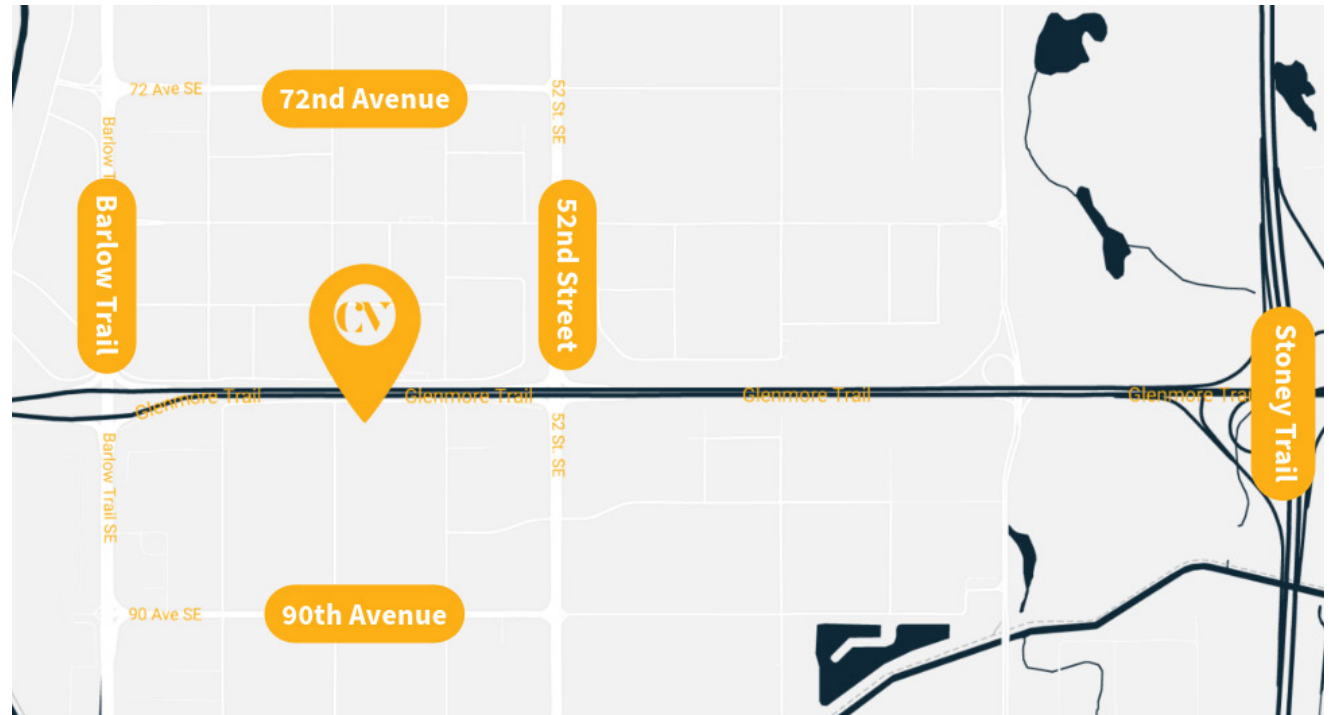
David Mulholland, Vice President Office Leasing and Sales
403-714-5539 | david@cvpartners.ca

Building Details

Property	Industrial/Office
Type:	Condo
Class:	B
Year Built:	2007
Size:	± 94,750 SF
Zoning:	DC (Direct Control)
Parking:	Abundant - Scramble (Free)

Property Features

- Excellent visibility from Glenmore Trail
- Two storey office and industrial condo building
- Low operating costs
- Easy access to Glenmore Trail



South Foothills was developed to meet the growing demands of Calgary's southeast region. The district hosts a range of industrial activities from manufacturing to distribution and enjoys convenient connectivity to the broader city. The property serves as an optimal location for firms seeking convenient access for commuting and provides a strategic base for providing services to the broader area.

Leasing Details



Unit: 77
Size: ± 1,788 SF
Rate: \$19.00/SF
GROSS
Additional Rent: Included
Lease Term:: Flexible
Occupancy: **Immediate**

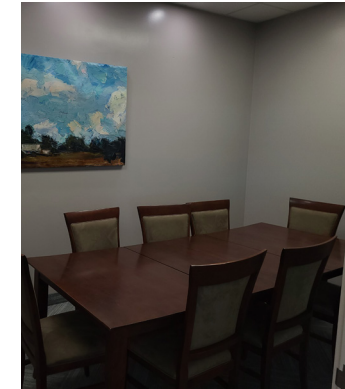
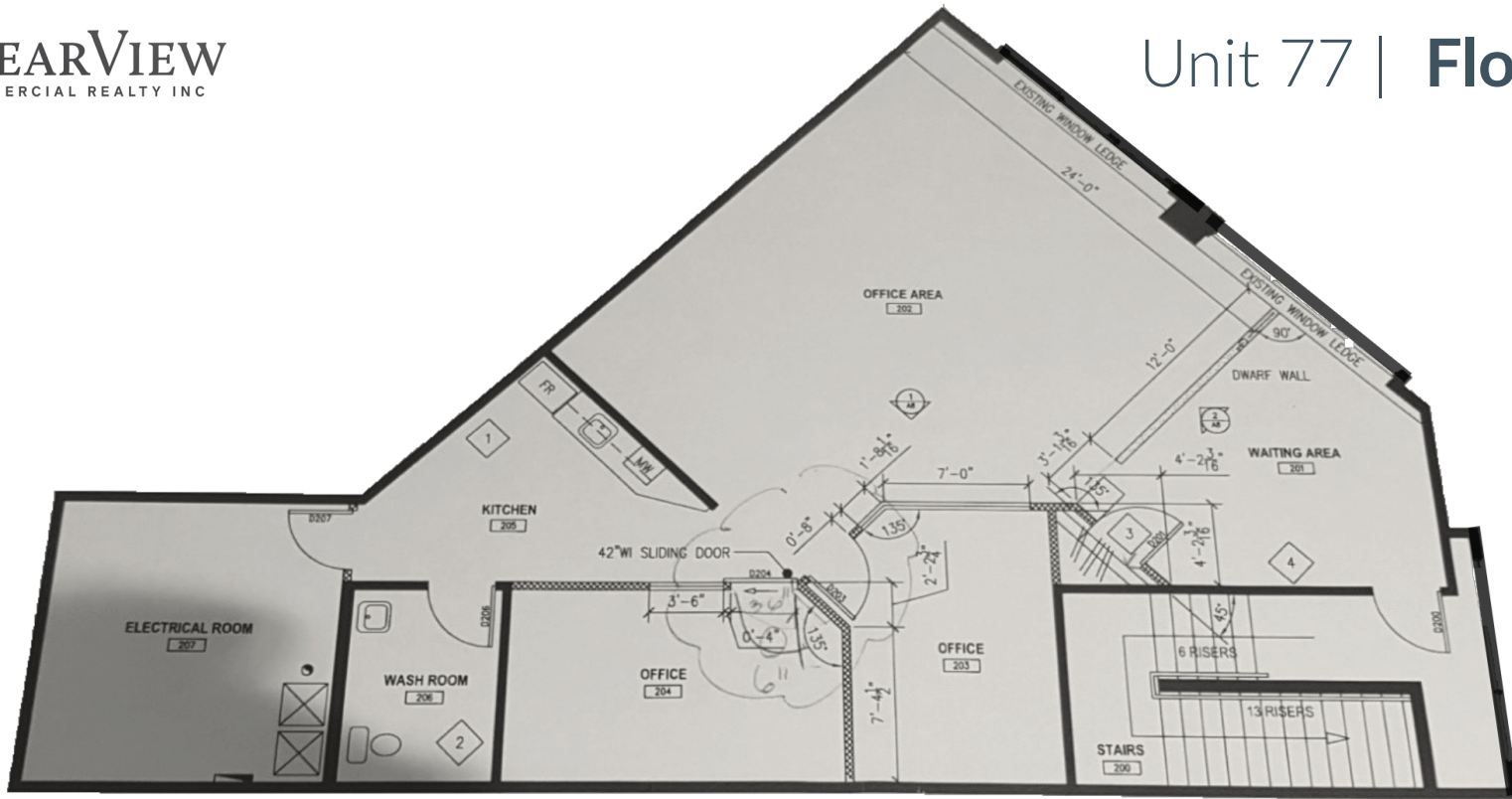


Space Features



- Fully built out space
- Reception, two offices
- Large open area, storage room
- Kitchen, internal washroom
- Nice bright suite with Northeast facing windows
- Partially furnished





David Mulholland, Vice President Office Leasing and Sales
403-714-5539 | david@cvpartners.ca