

# 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**  
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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

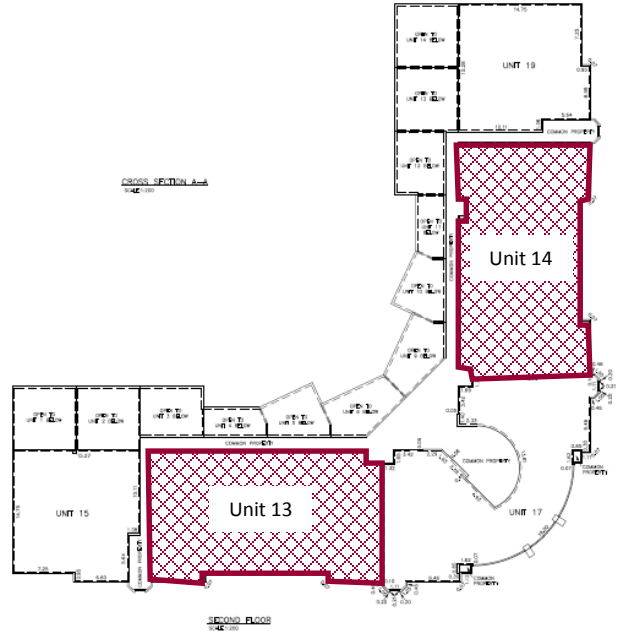
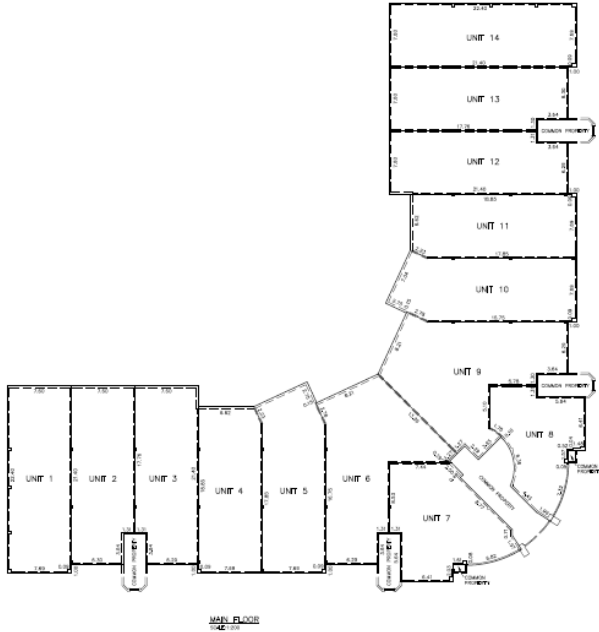
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403 265 0277

[www.olympiacommercial.ca](http://www.olympiacommercial.ca)

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REGISTRAR  
UNIT TITLE OFFICE  
PLAN NO. \_\_\_\_\_  
DRAWN AND REVISIONS  
ON \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
ADDRESS \_\_\_\_\_



**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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Subject Property

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