#### FOR LEASE - FLEX INDUSTRIAL UNIT ≻

# **N**Advent



### 2,806+/- SQFT | OFFICE INTENSIVE UNIT

### Bay 4, 2135 32 Avenue NE Calgary, AB

- Excellent location, situated on 32nd Avenue NE and 19th Street NE, offering high visibility and accessibility.
- Easy access to major public transportation routes.
- Plenty of scramble parking
- Drive-in Loading
- Zoning I-C (Industrial Commercial)

Available Area:	2,806+/- SQ FT
Power:	100 amp (TBV)
Ceiling Height:	14'
Loading:	1 drive-in door (12' x 14')
Lease Rate:	Market
	Market \$5.99 (2024) + 6% Mgmt Fee
Op Costs:	<b>\$5.99 (2024) +</b> 6% Mgmt Fee
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#### Connor West, Associate

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#### **9 3633 8 Street SE**

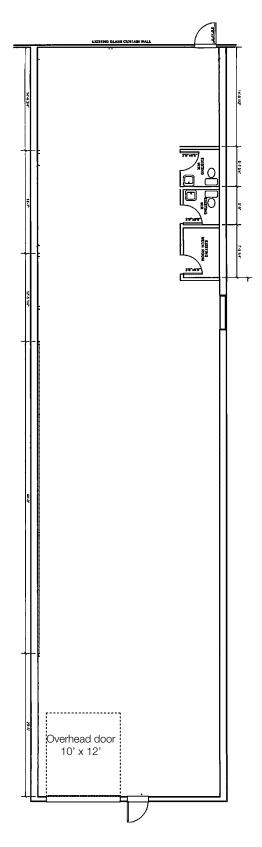
Calgary AB, T2G 3A5 naiadvent.com THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

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## 2,806+/- SQFT | OFFICE/SHOWROOM

#### **FLOOR PLAN\***



All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

**Solution** Solution (Constraint) **Second Street SE** Calgary AB, T2G 3A5 naiadvent.com

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