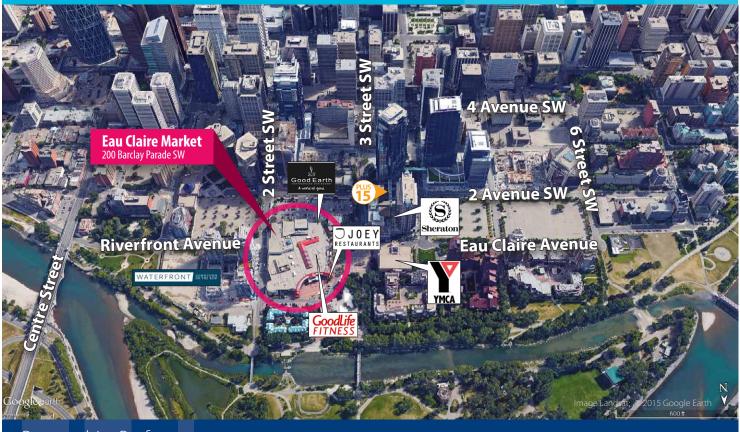
AVISON YOUNG EAUCLAIRE MARKET 200 BARCLAY PARADE SW, CALGARY, AB



Partnership. Performance.

GROSS HEADLEASE OPPORTUNITY

- Excellent Eau Claire location with convenient access and egress to roadways and river pathway system
- Daycare, Good Life Fitness within complex
- Abundance of underground and surface parking available

- Efficient premises, in great condition
- Good Earth Cafe, Sumo Restaurant, Joey Restaurant, Prego's Italian Restaurant, Food Court all within the complex
- Sheraton, Westin Hotels one block away
- Close proximity to Prince's Island Park

AVISON YOUNG Eric Horne, Principal 403.232.4339 eric.horne@avisonyoung.com Jason Kopchia, Associate 587.293.3361 jason.kopchia@avisonyoung.com



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OFFICE SPACE FOR LEASE EAU CLAIRE MARKET | 200 BARCLAY PARADE SW, CALGARY, AB

OPPORTUNITY

2nd floor: 203 - 18,180 sf Available: ("Chalk line" opportunity available)

Rental Rate: \$16.00 psf Gross 1 - 3 years

Term:

Occupancy: Immediately

T.I.: As is



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