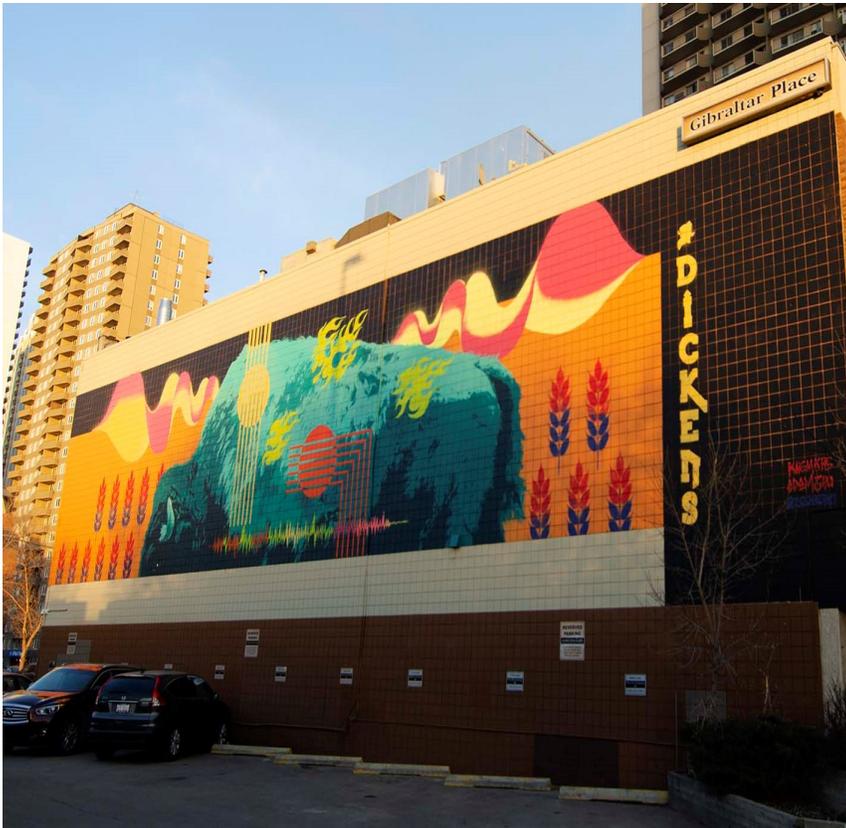


For Lease

Gibraltar Place 1000 9th Ave SW



HEADLEASE

New Office Space

DOG FRIENDLY BUILDING
Your marketing manager is
welcome!



**Commercial Grade Gigabit
Fibre Internet Connection
included in the Op Costs**

Building Highlights

Low Operating Costs

Commercial Grade Fibre Internet Connection included in the Op Costs!

Parking Ratio 1:500 sf; plenty of additional parking in the immediate area

Quick walk to the train



CORE Commercial.ca
Bow Valley Square 4, Suite 1230
250 6th Avenue SW
Calgary, AB T2P3H7

Suite 200 Photos

Premises: 200 - 1,924 SqFt
300 - 1,600 SqFt

Term: Negotiable

Available: Immediately

Op. Costs & Taxes: \$16.50 PSF (est. 2022)

Parking: 3 stalls

Net Rent: Market Lease Rates

Office space is in NEW condition; built out to a high standard

24 Hour HVAC

Vinyl plank floors

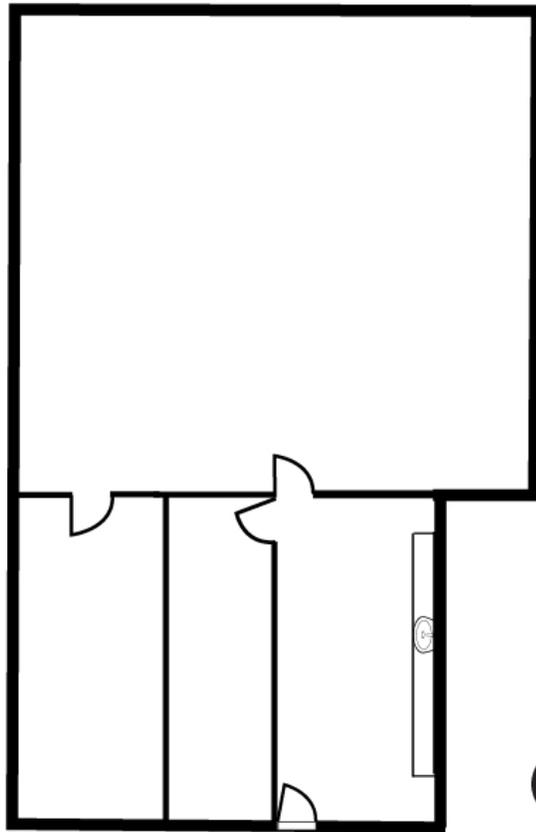
Open area with 2 offices

Currently being used as a photography studio; sets can stay or be removed

3 parking stalls; plenty of additional public in the immediate area



2nd Floor 1,924 SF



Front Entrance

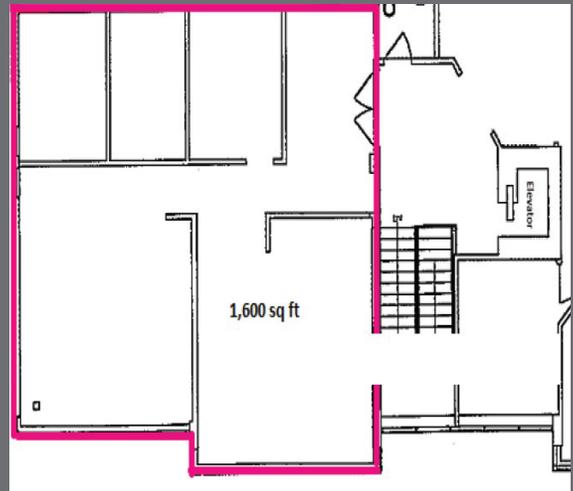


NORTH

FLOOR PLAN Suite 200 Gibraltar Place

1,924 Sq. Ft.

3rd Floor - 1,600 SF



Contact:

Jeff Thomson

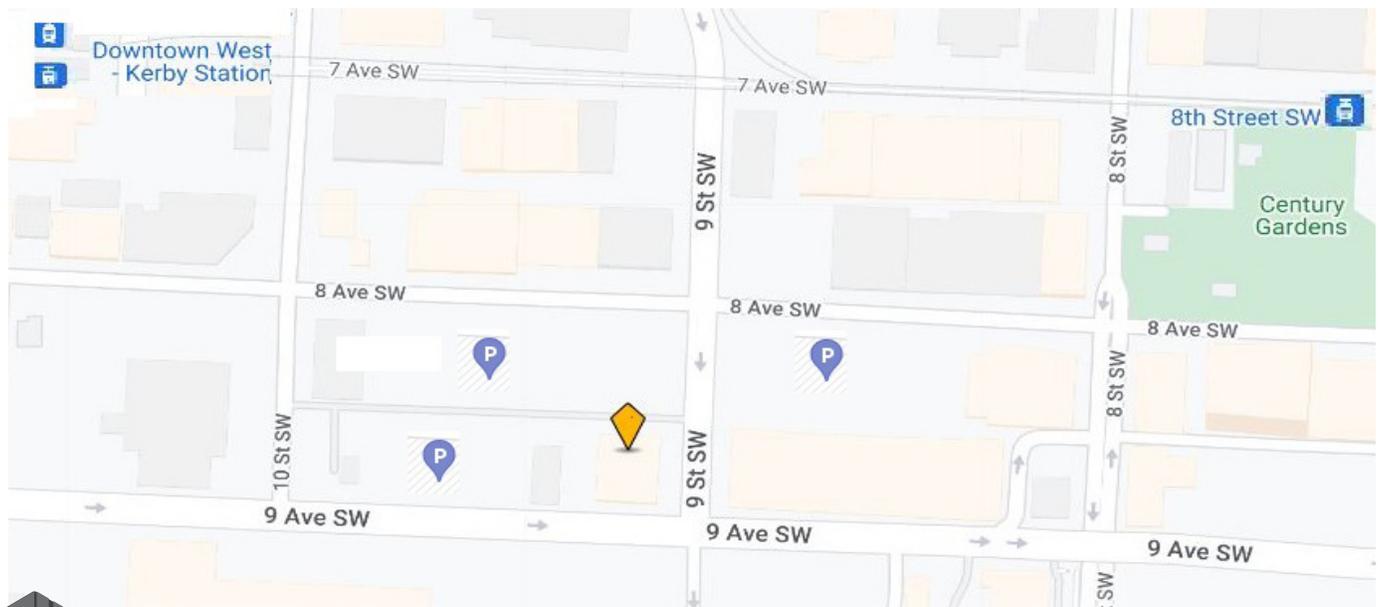
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