



# BUILDING INFORMATION







1981

Size

29,700 Sq Ft





## HIGHLIGHTS

- Well laid out second and third floor office space available immediately.
- Located just off 14th Street SW, walking distance to 17 Avenue with easy access onto Bow Trail and Crowchild Trail.
- Office space is fully built out with offices, kitchen, reception & board room
- The building is serviced by one elevator to all three floors
- Restaurant and gym located on the main floor
- Walking distance to Sunalta LRT station

### PROPERTY DESCRIPTION

Base Rent: Market

Size: 2nd Floor: 413 sq. ft.

3rd Floor: 500 sq. ft.

**Typical Floor Size:** 10,900 sq. ft.

Term: Negotiable

**Available:** Immediately

#### **HEAD OFFICE**

Suite 300, 1324 – 11 Avenue SW Calgary, Alberta T3C 0M6 Toll Free 1.800.750.6766 AvenueCommercial.com







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