OFFICE SPACE FOR LEASE TECH TO UCENTRE 3016 19 STREET NE CALGARY, AB

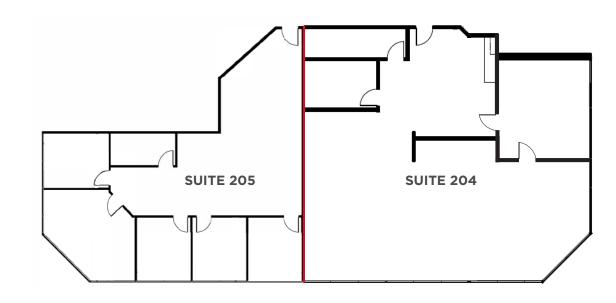
UNDER NEW OWNERSHIP





AVAILABILITY SUMMARY

SUITE 204 - 2,479 SF SUITE 205 - 1,631 SF



SUITE 214 - 1,098 SF SUITE 216 - 1,723 SF SUITE 218 - 1,976 SF

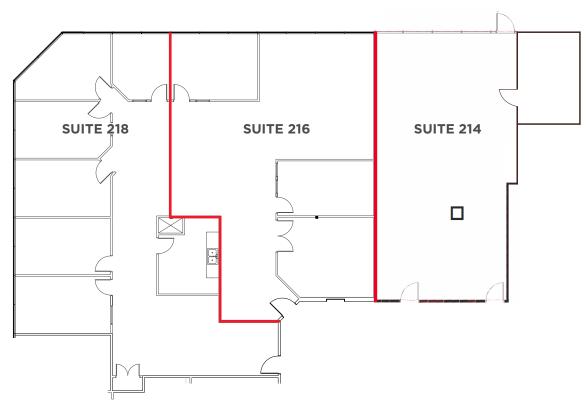
Contiguous to 2,821 SF, 3,699 SF, or 4,797 SF

PROPERTY HIGHLIGHTS

- Under new ownership
- Located in the established South Airways Business Park
- Building has undergone extensive common area renovations and modernization
- Free surface parking, majority of stalls offer electrical outlets
- Value oriented office opportunity
- Office suites with lots of windows and natural light
- Located in the popular NE location with excellent access to 32nd Avenue, Barlow Trail, Deerfoot Trail and the TransCanada Hwy



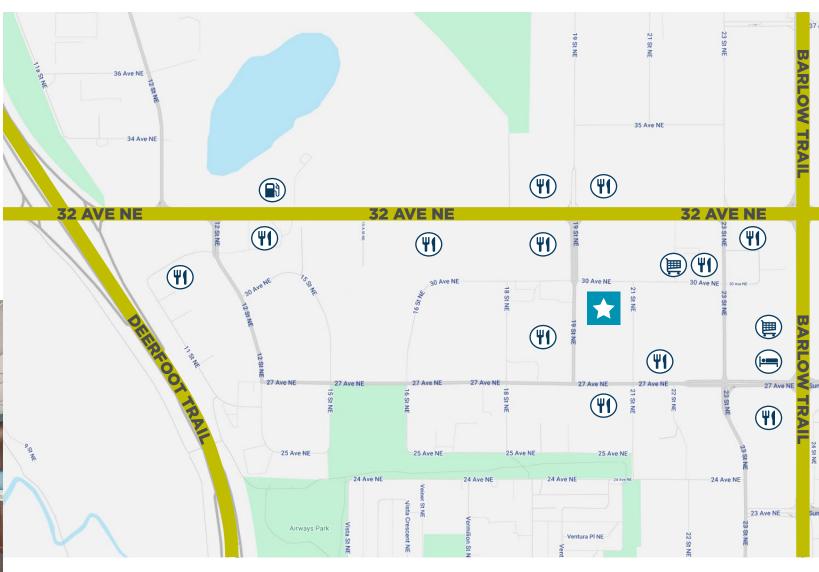




PROPERTY DETAILS

Available Units	Suite 204 Suite 205 Suite 214 Suite 216 Suite 218	2,479 SF 1,631 SF 1,098 SF 1,723 SF 1,976 SF <i>Contiguous to 2,821 SF, 3,699 SF, or 4,797 SF</i>
Lease Rates	Market Rates \$13.02 PSF (est. 2024) utilities and taxes included	
Operating Costs		
Parking	1 stall per 400 SF surface parking with ample electrical outlets, free of charge	

ABOUT THE AREA







26,092

Total Population

Total Daytime Population

9,814

Total Households

*Within 3 km Source: Piinpoint 79,285

\$98,009

Average Household Income

39.9

Average Age



CONTACT

DAVID LEES

Executive Vice President Office Leasing & Sales D: +1 403 261 1102 M: +1 403 869 5025 david.lees@cushwake.com



Cushman & Wakefield ULC Suite 2400, 250 - 6th Ave SW Calgary, AB T2P 3H7 cushmanwakefield.com

ADAM RAMSAY

Executive Vice President Office Leasing & Sales D: +1 403 261 1103 M: +1 403 660 6390 adam.ramsay@cushwake.com

TRENT PETERSON

Vice President Office Leasing & Sales D: +1 403 261 1101 M: +1 403 771 5969 trent.peterson@cushwake.com

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