

FOR LEASE

WAREHOUSE/OFFICE

3020, 2600 PORTLAND STREET SE
CALGARY, AB



Partnership. Performance.

PARTICULARS

Available:	Office: 1,740 SF Whse: 8,651 SF Total: 10,391 SF
Ceiling Height:	29'
Loading:	2 Dock Height Doors
Net Rent:	Market
Op. Costs:	\$4.44 PSF (2018 est.)
Power:	100 Amps (600 Volts)

COMMENTS

- Central Calgary location
- Allows for a variety of quasi-retail uses
- Open concept office floor plan
- Ample non reserved parking
- Sensored T-5 lighting in warehouse
- Easy access to Deerfoot Trail and Blackfoot Trail
- Exposure to 40,000 cars per day
- Barrier free access to building
- Pylon Signage opportunities



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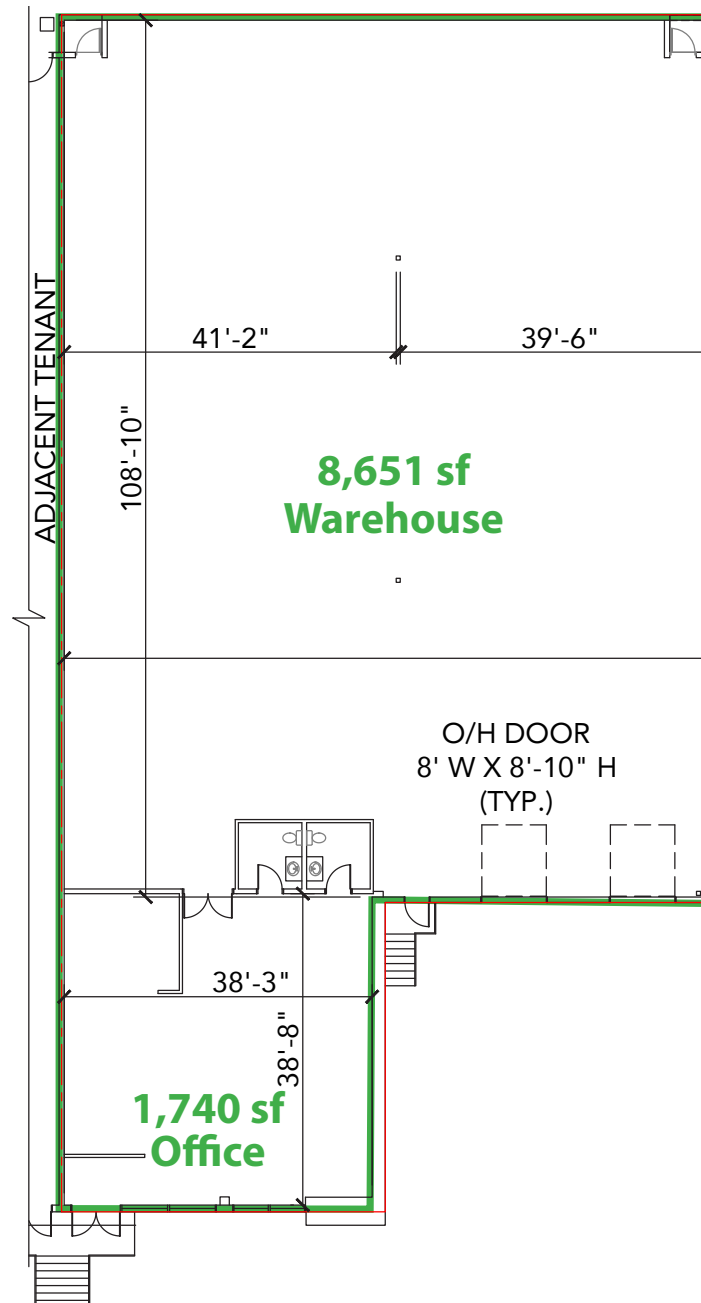
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Floor Plan



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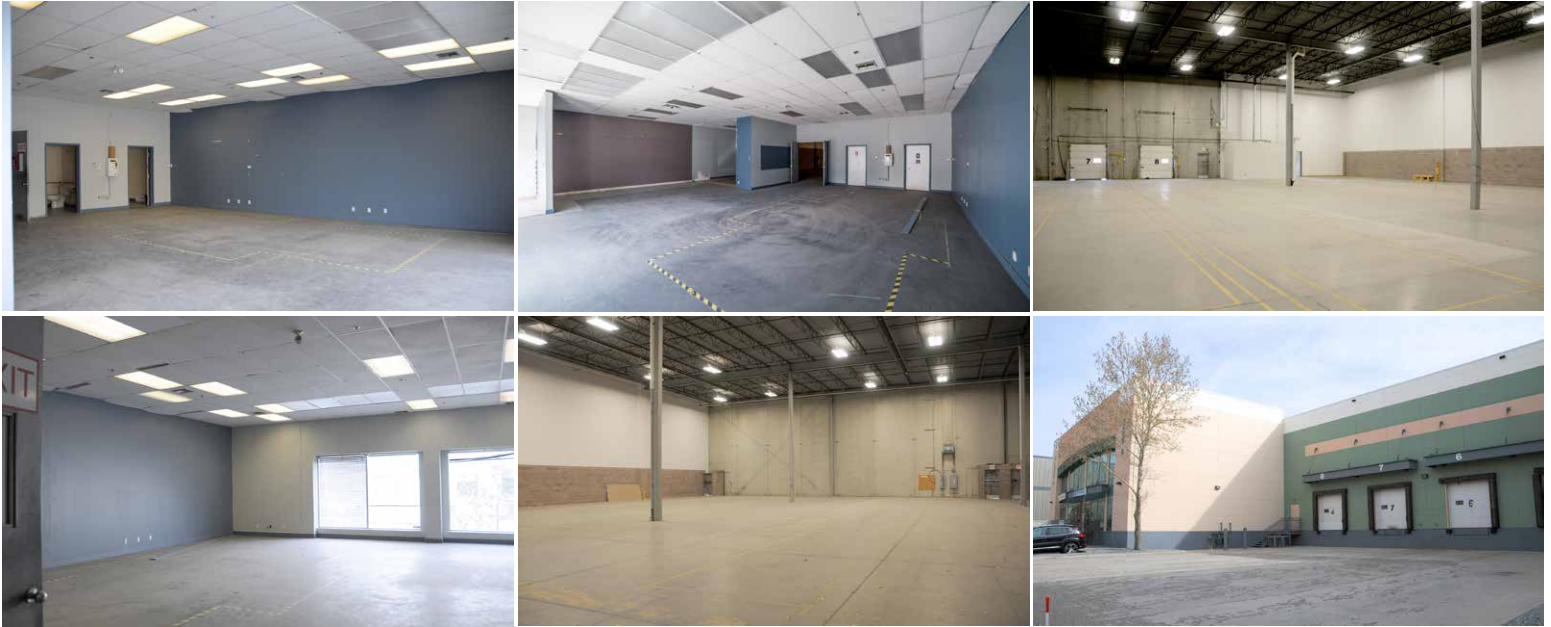
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Photos:



Map:



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