

#### **Under New Ownership**



## **Property Highlights**

- Great South Central location
- Quick access to Deerfoot Trail and Glenmore Trail
- I-G Zoning
- Double row scramble parking
- Good Exposure onto Glenmore Trail and 11 Street SE
- Built Out **Second Floor Office** Suite Available

#### Get more info.

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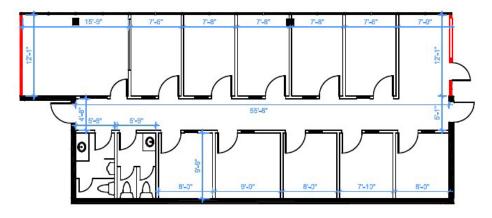
**Allan Zivot**Principal

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# **Availability Summary**

### Office Suite 9 - 10A - Second Floor



#### **Particulars**

Space Available: Suite 9 - 10A

Zoning: I-G (Industrial General)

Area: 1,699 sq.ft. Basic Rent: Market

Op. Costs: \$5.62 / sq.ft. (2025) + Util. & Mgmt Fees

Utilities are NOT included

Available: Immediately

Parking: Double-row scramble parking
Details: Second Floor Office Space

10 Built out offices and 1 Boardroom

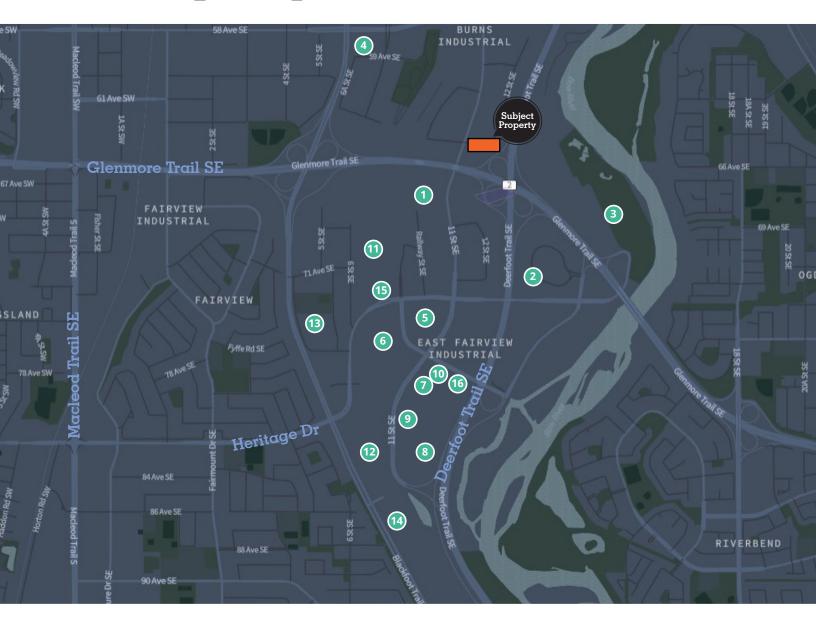
in-suite washrooms

Landlord will build out kitchenette





# Amenity Map



#### **A**menities

- 1. Leon's Furniture
- 2. Calgary Auto Mall
- 3. Golffuture YYC
- 4. Hotel Blackfoot
- 5. Real Canadian Superstore
- 6. T&T Supermarket

- 7. Nordstrom Rack
- 8. Deerfoot Meadows
- 9. IKEA Calgary
- 10. Starbucks
- 11. Costco Wholesale
- 12. Holiday Inn & Suites

- 13. Calgary Farmers' Market
- 14. Blackfoot Business Park
- 15. Tim Hortons
- 16. McDonald's

# Thank you for your interest! If you would like more information on any of our services, please call or visit us online. Allan Zivot Connor Khademazad Principal Associate D +1 403 232 4307 D +1 587 293 3363 allan.zivot@avisonyoung.com connor.khademazad@avisonyoung.com

## Visit us online

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