

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

A photograph of a modern, multi-story office building with a large glass facade reflecting the sky and surrounding landscape. The building has a red section on the left and a white section on the right. Several evergreen trees are planted in front of the building on a grassy area.

808 & 816 55th Avenue NE | Calgary, AB

808 & 816 55th

Office, Warehouse, Lab & Training Space For Lease

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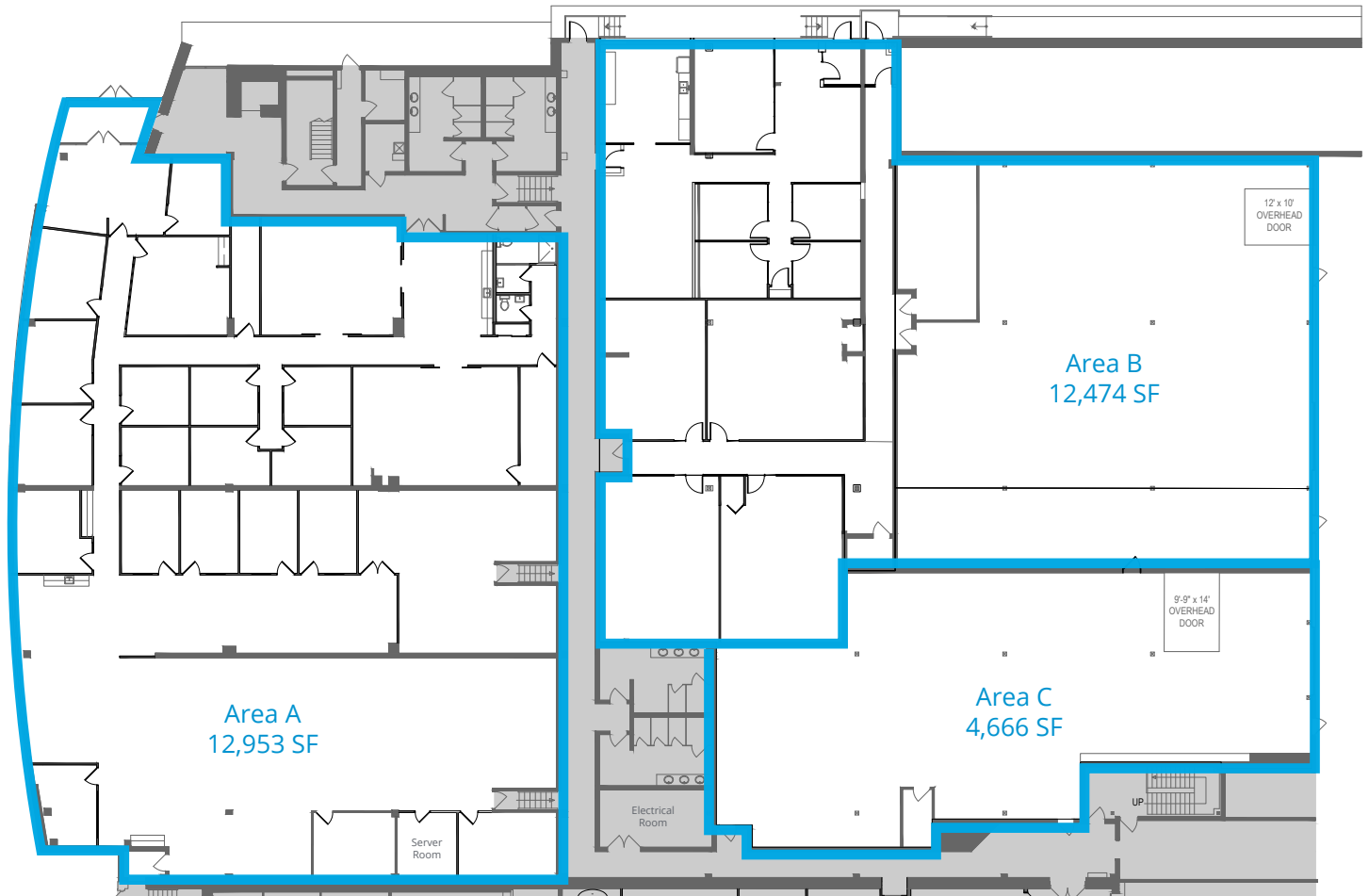
Property Overview

Available Space	Office	Main Floor Area A	12,953 SF	Available Immediately	3D Virtual Tour
		Second Floor Area A	13,885 SF	Available Immediately	
	Warehouse, Lab, Training	Main Floor Area B	12,474 SF	Available Immediately] Contiguous for 17,140 SF
		Main Floor Area C	4,666 SF	Available Immediately	
Net Rent	Market Rates				
Operating Costs (2024 Estimate)	Office		Industrial		
	CAM: \$12.79 PSF/Annum Tax: \$2.31 PSF/Annum Total: \$15.10 PSF/Annum		CAM: \$12.16 PSF/Annum Tax: \$2.31 PSF/Annum Total: \$14.47 PSF/Annum		
Year Built	2007				
Term	5-10 Years				
Zoning	I-B				
Parking	1 Stall Per 425 SF				
	160 Stalls // Underground and Surface Free Street Parking in Immediate Area				
Building Hours	7:30am to 5:30pm // Monday to Friday				
Fibre Provider	Telus				
Power	240V Power				
	347V Lighting				
Warehouse Specifications	One 12'x10' Overhead Door at Grade in Area B				
	Additional Overhead Door Can Be Installed in Area C				
	Make Up Air Unit: 25,000 CFM (TBV)				
	Rare Abundance of Natural Light Up to 18' Clear Height				
Highlights	High Quality Improvements Throughout				
	Furniture Available				
	Signage Opportunities Directly onto Deerfoot Trail (Exposure to 86,000+ Vehicles Per Day)				

Floor Plans



Main Floor | Up to 30,093 SF Available



Area A | 12,953 SF

- 17 Offices
- 4 Large Training Rooms
- Open Area for 24+ Workstations
- 2 Kitchens
- Reception
- Exclusive Washrooms with Shower
- Furniture Available

Area B | 12,474 SF

- 5 Offices
- Kitchen
- 4 Large Training/Lab Rooms
- Warehouse Open Area
- Overhead Door (12' Wide x 10' High)

Area C | 4,666 SF

- Warehouse Open Area
- Overhead Door Can Be Created

Floor Plans

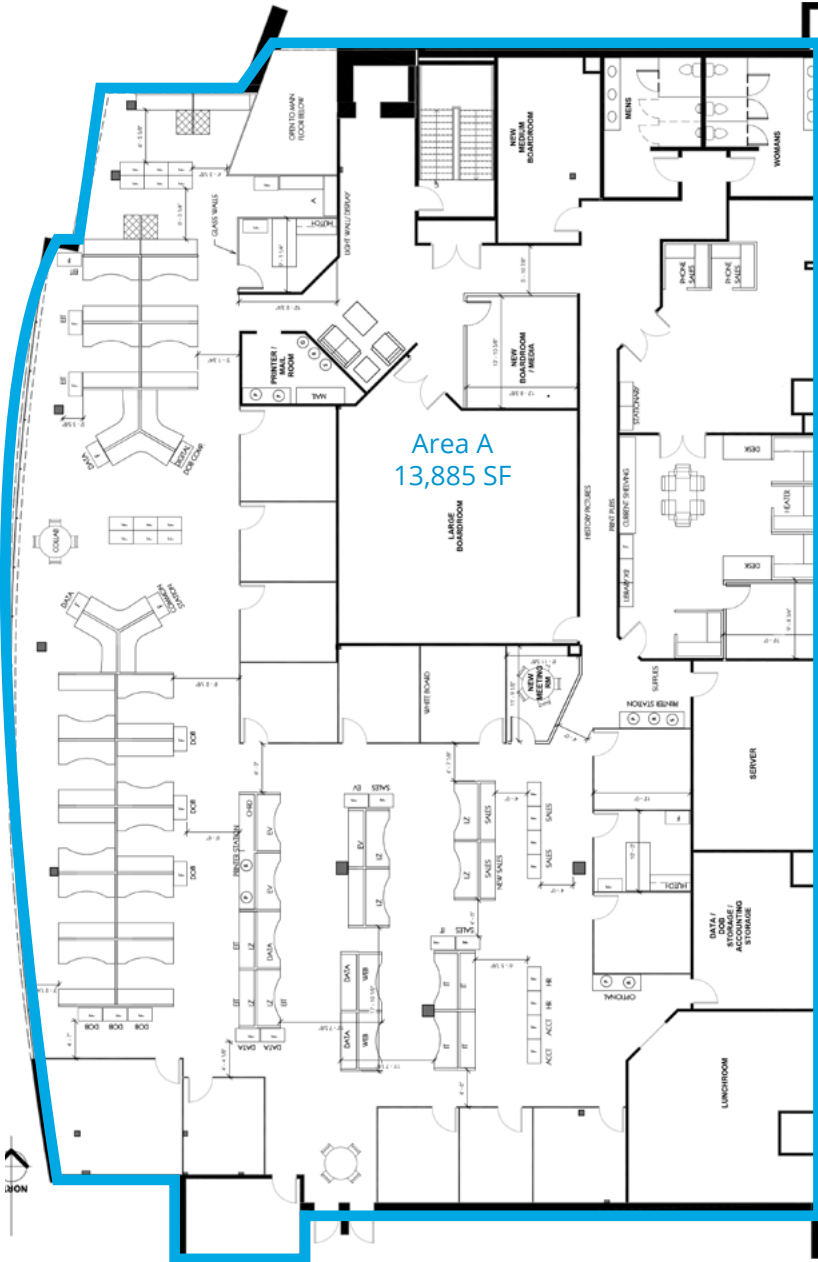


Second Floor

Area A | 13,885 SF

- 15 Offices
- 50 Workstations
- Large Boardroom
- 3 Meeting Rooms
- 2 Large Training Rooms
- Kitchen/Lunchroom
- Data/Storage Room
- Server Room
- Copy/Print Room
- Reception
- Furniture Available

[Click Here for 3D Virtual Tour of Second Floor Area A](#)

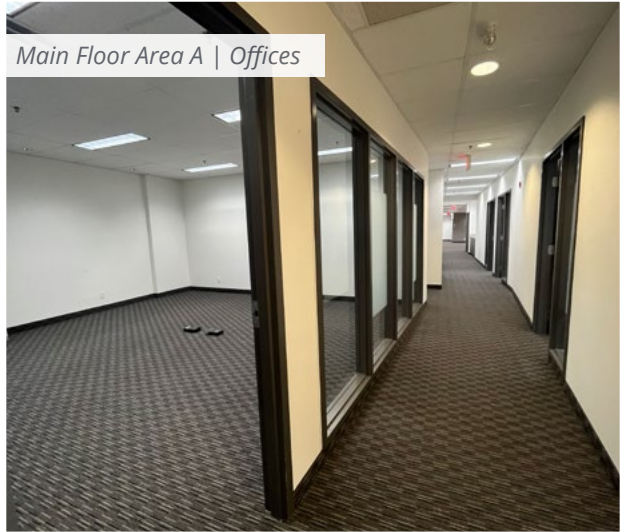


Photos

Main Floor Area A | Reception Area



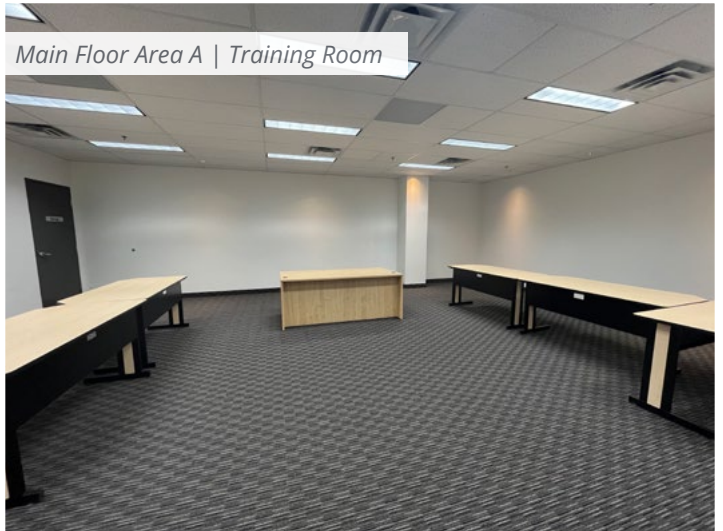
Main Floor Area A | Offices



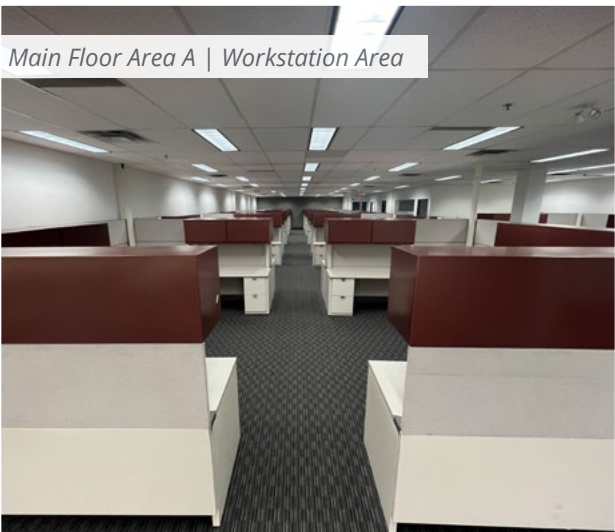
Main Floor Area A | Kitchen



Main Floor Area A | Training Room



Main Floor Area A | Workstation Area



Main Floor Area A | Offices & Open Area for Workstations



Photos

Second Floor Area A | Offices & Workstation Area



Second Floor Area A | Workstation Area



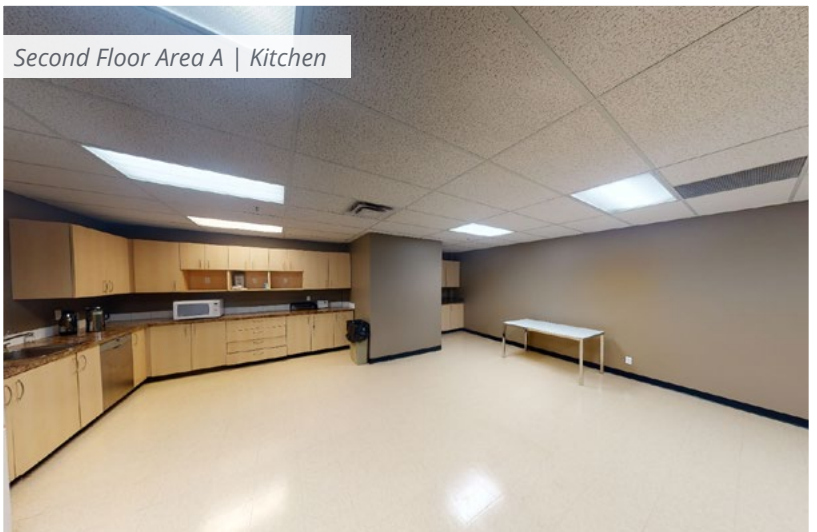
Second Floor Area A | Large Boardroom



Second Floor Area A | Office/Storage Area



Second Floor Area A | Kitchen



Calgary International Airport

McDonald's
Subway
Mucho Burrito

Original Joe's
Smashburger
Jugo Juice

Rec Room

Tim Hortons

Deerfoot City

Deerfoot Trail

Cabela's

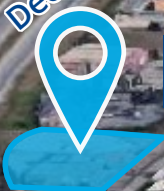
Canadian Tire

Walmart

55 Avenue NE



Ample Free Street Parking



Starbucks
McDonald's
Little Caesars
Fatburger
Edo Japan
TacoTime
Popeye's
Subway
Opa!

Wendy's

11 Street NE

McKnight Boulevard NE



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