FOR LEASE **3700 - 78th Avenue SE** Calgary, AB



Property Facts

District	Foothills
Zoning	I-G (Industrial General)
Parking	Ample – At no cost
Year Built	1980
Building Class	В

Comments

- Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- · Close proximity to retail amenities

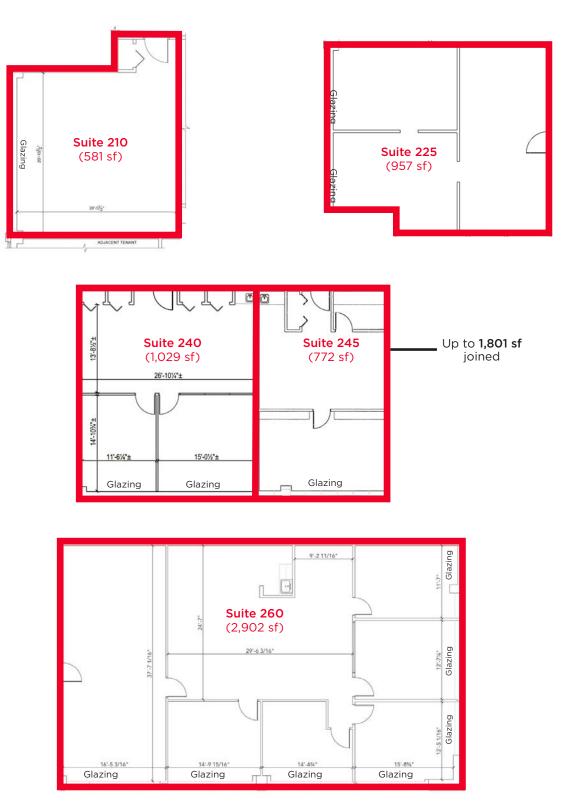
Lease Particulars - Second Floor

Suite 210	581 sf
Suite 225	957 sf
Suite 240	1,029 sf 🗍 Up to 1,801 sf
Suite 245	772 sf joined
Suite 260	2,902 sf
Asking Rate	\$5.00/sf with escalations
Op. Costs - 2 nd Floor	\$10.12/sf (2024 est.) (excludes in-suite janitorial and waste removal)
Available	Immediately

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Floor Plans



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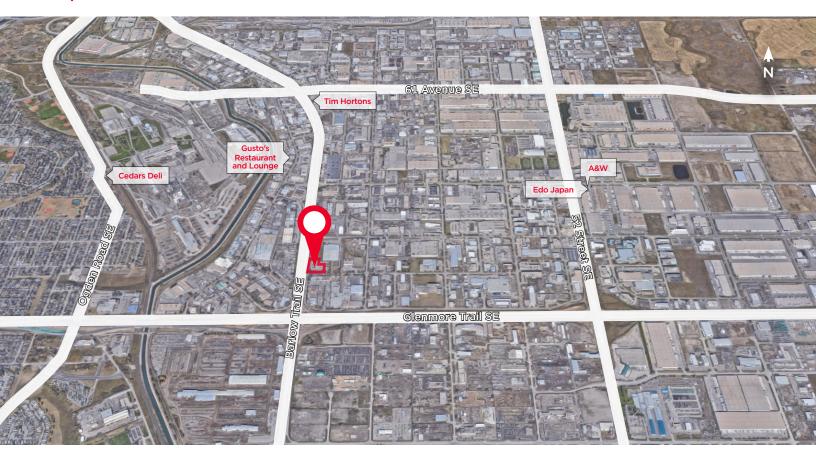




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