



ENRIGHT

OFFICE SPACE FOR LEASE

VINTAGE PARK

807-885 42ND AVENUE SE | CALGARY, AB



ENRIGHT

ENRIGHT CAPITAL LTD.

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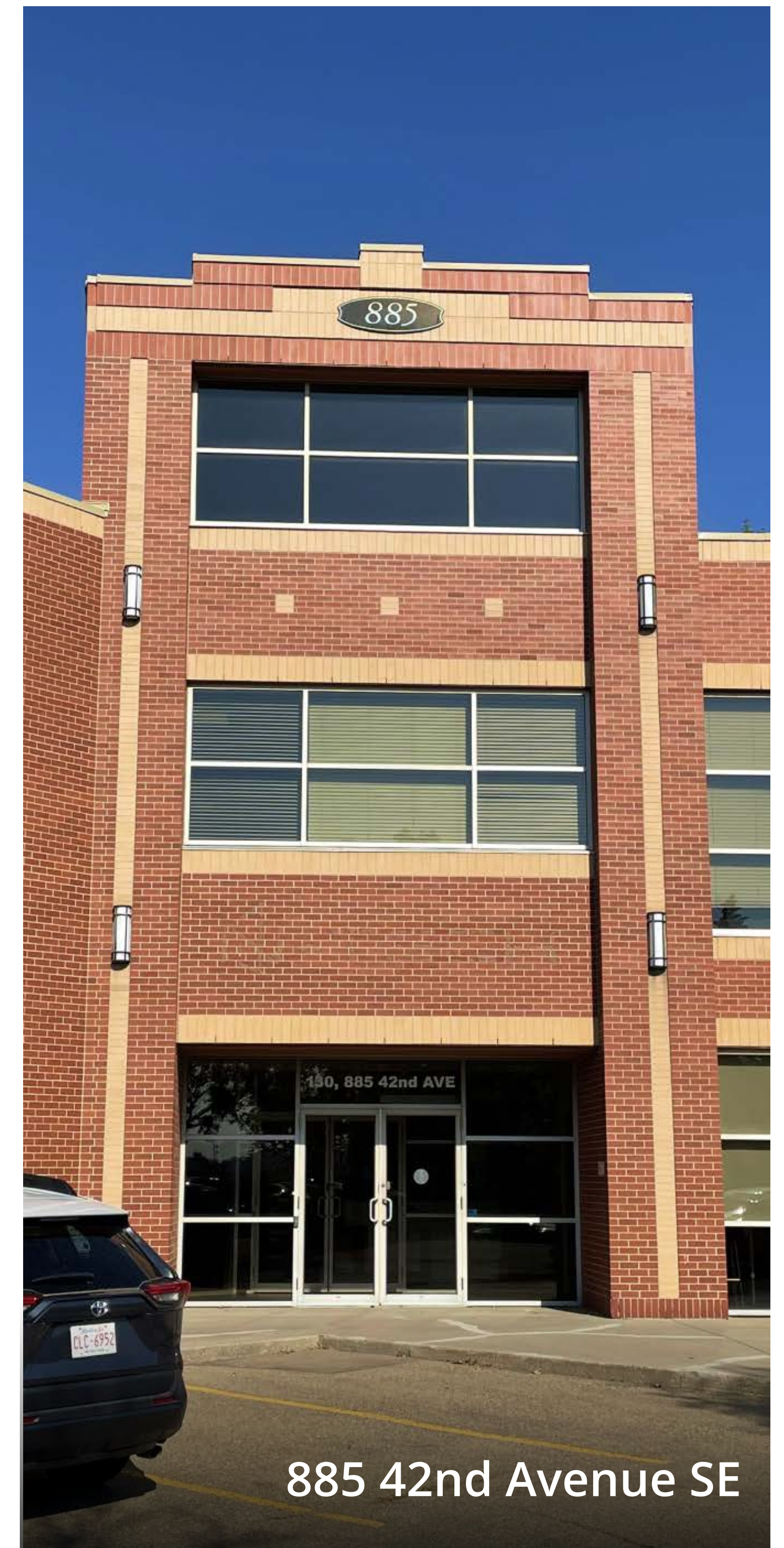
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PROPERTY OVERVIEW

BUILDING DETAILS

Three-building complex in south central Calgary offering private entrances, minimal gross up, and low operating costs.

CLASS	A
YEAR COMPLETED	2000
TOTAL AREA	78,314 SF
OPERATING COSTS	\$8.02 (2023)
PARKING	2.4 STALLS / 1,000 SF (On Site)
	2.9 STALLS / 1,000 SF (Subject to Annual Lease)
SPACE AVAILABLE	BUILDING B UNIT 230: 6,381 SF (Fully Improved)
	BUILDING C UNIT 112: 1,208 SF* (Available 30 Days Notice) UNIT 118: 7,799 SF* *Contiguous to 9,007 SF



VEHICLE & TRANSIT ACCESS



Downtown

10 minutes



Calgary International Airport

25 minutes



Macleod Trail

3 minutes



Deerfoot Trail

7 minutes



Accessible via Transit Route 30 and 66

2 minutes
16 minutes

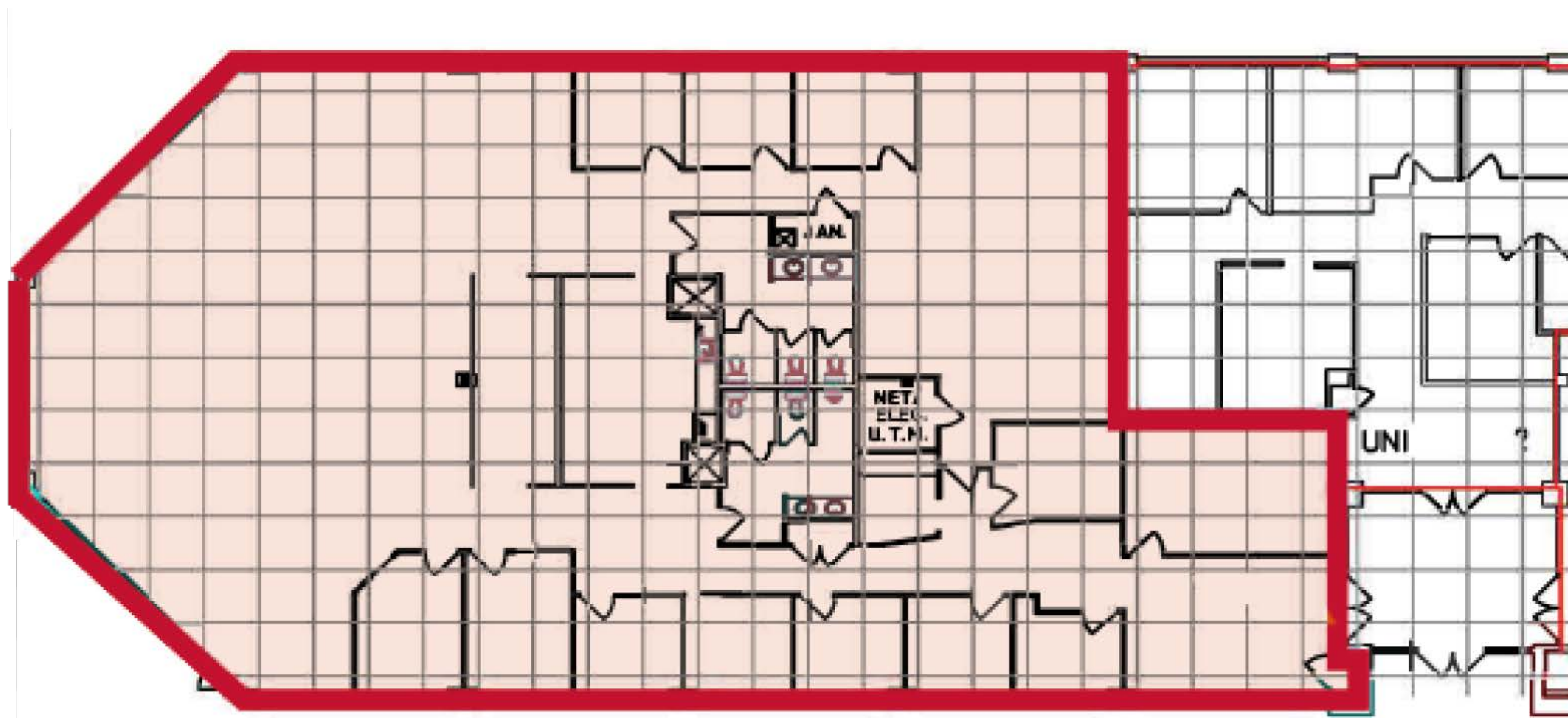


Chinook Mall

10 minutes

AVAILABLE SPACE

BUILDING B - SUITE 230 | 6,381 SF



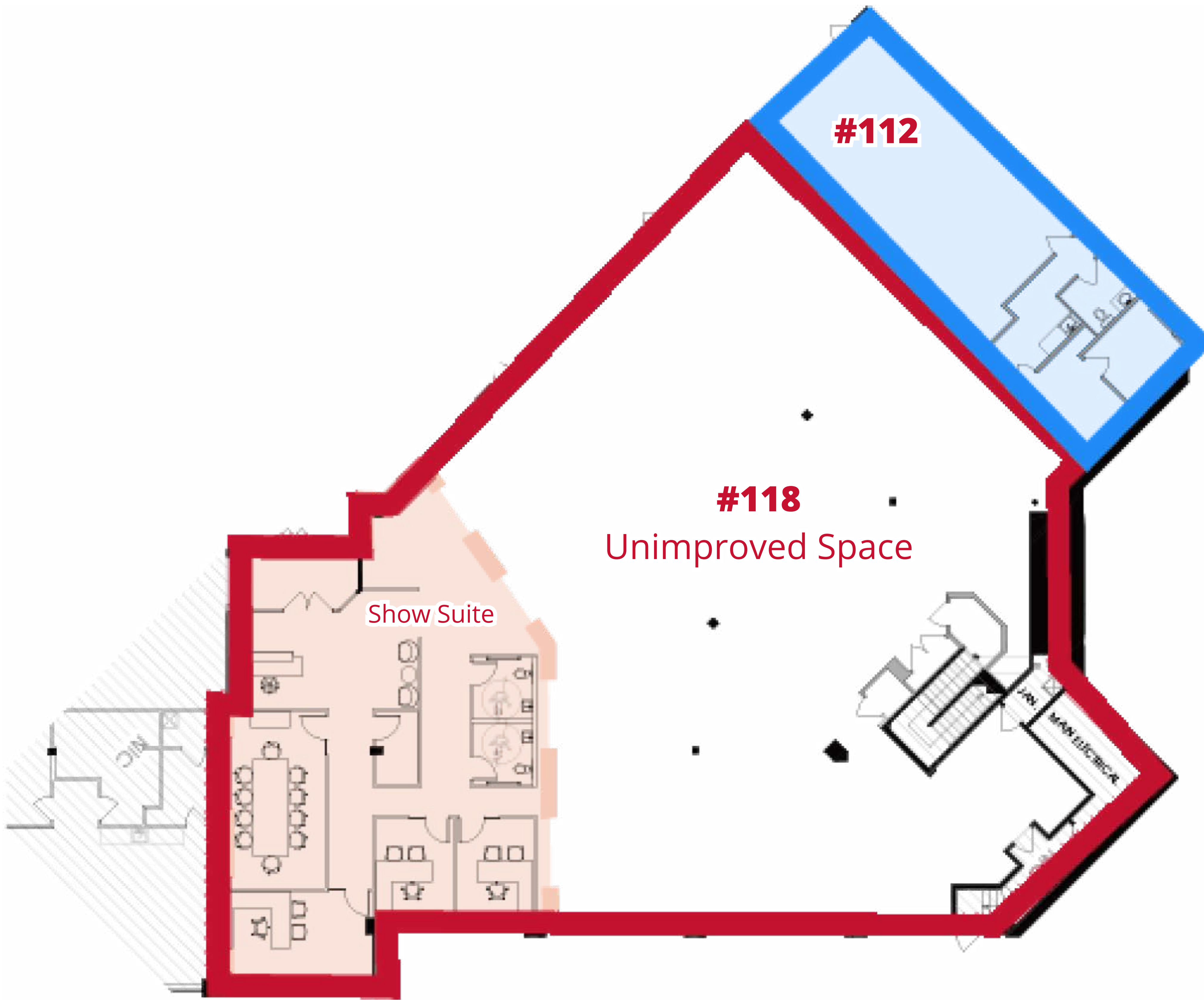
SUITE 118 | 7,799 SF

- 10 Exterior Offices
- 1 Boardroom
- 1 Meeting Room
- Reception Area
- Kitchenette
- In-Suite Washrooms
- Significant Natural Light via Glazing
- Exceptional Views



AVAILABLE SPACE

BUILDING C - SUITE 112 & 118 UP TO 9,007 SF TOTAL RENTABLE AREA



- SUITE 112 | 1,208 SF**
 - Open Area for Workstations
 - Kitchenette
 - In-Suite Washrooms
 - 2 Storage Rooms
- SUITE 118 | 7,799 SF**
 - Includes 2,707 SF Show Suite



CONCEPT PLANS

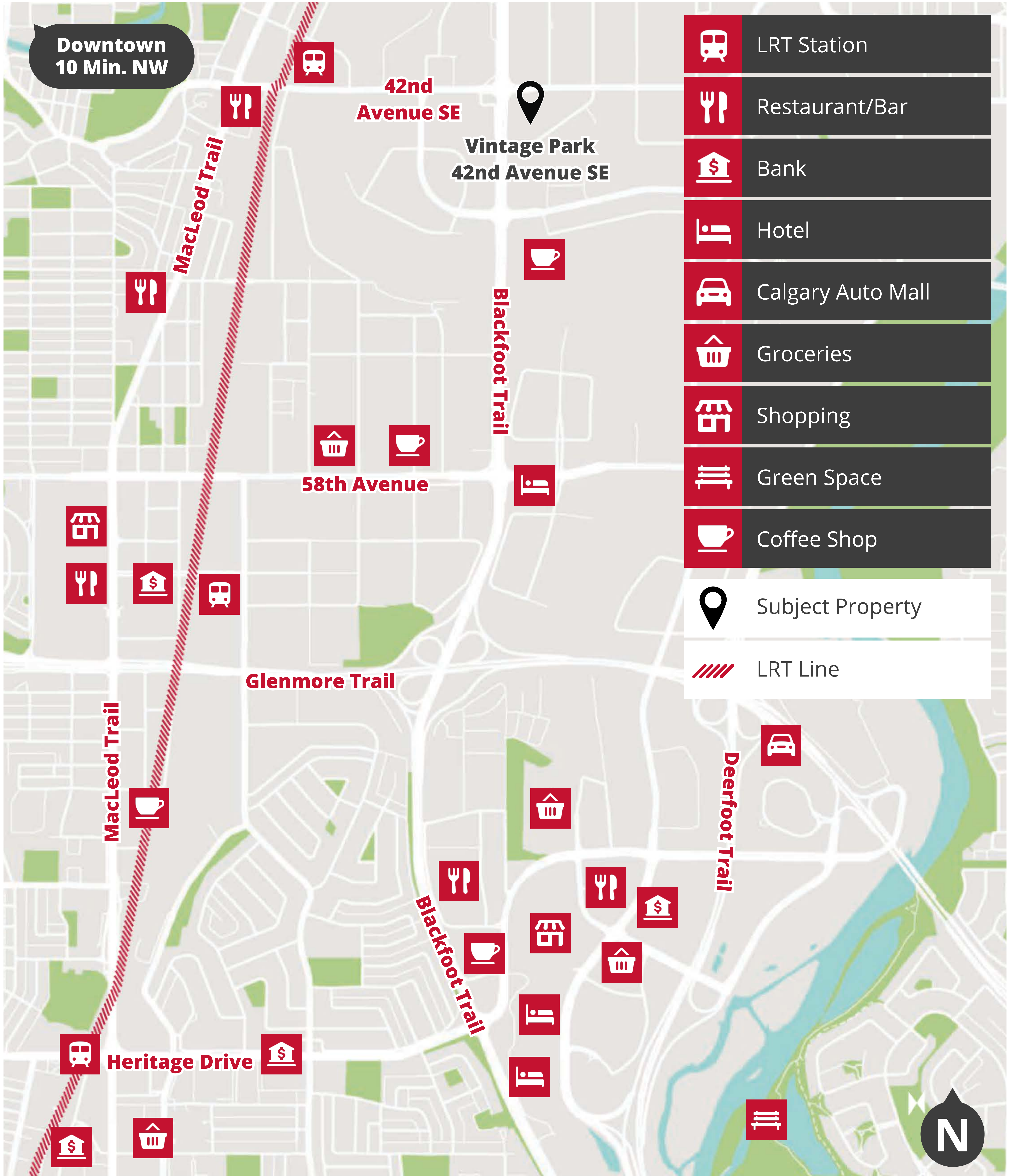
BUILDING C - SUITE 118 | FULL SUITE OPTION C

TENANT A - 7,799 SF

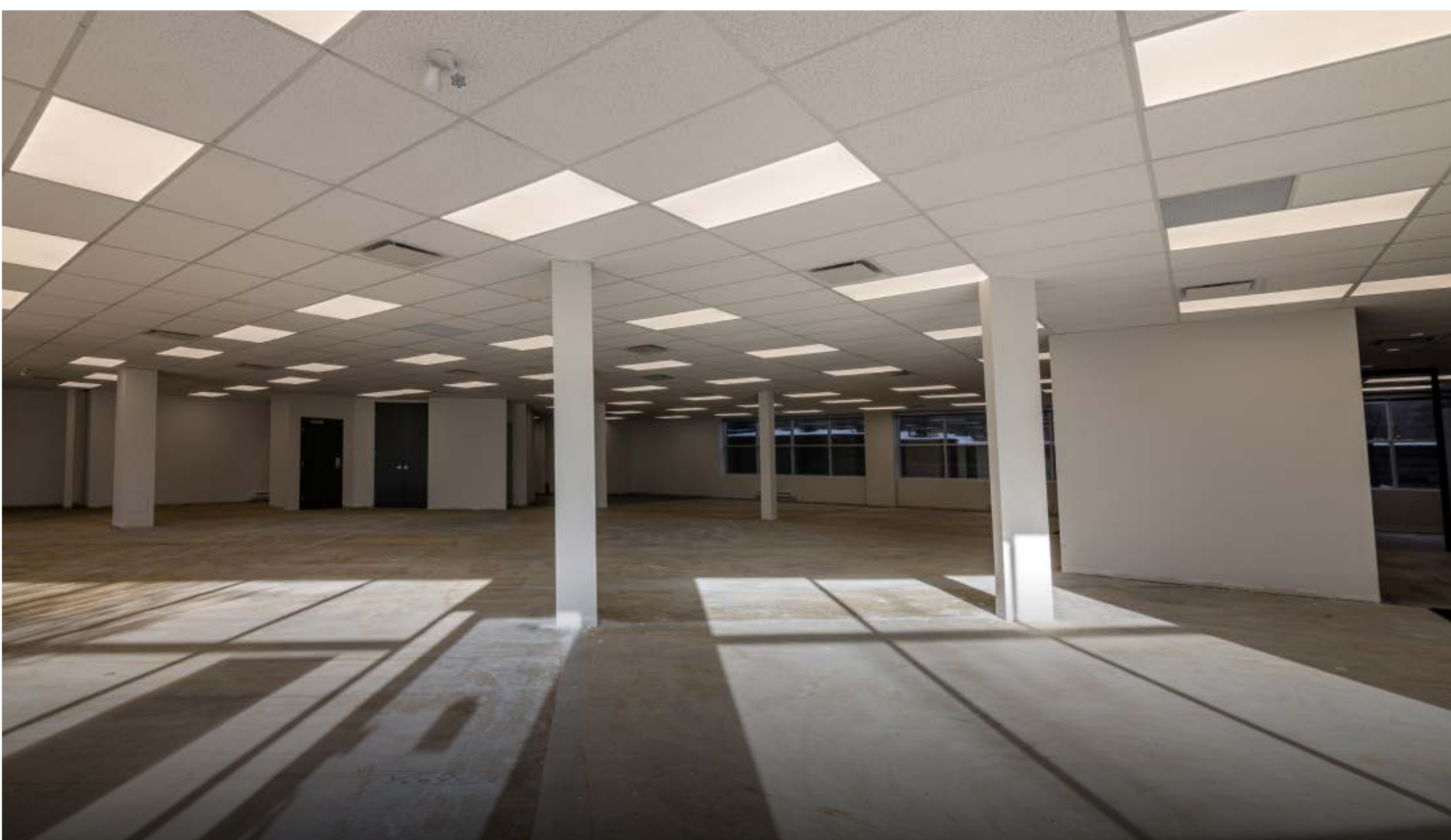
- 4 Offices
- 43 Workstations
- Reception Area



SURROUNDING AMENITIES



PROPERTY PHOTOS





VINTAGE PARK - 807 - 885 42 AVENUE SE
FOR LEASE



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