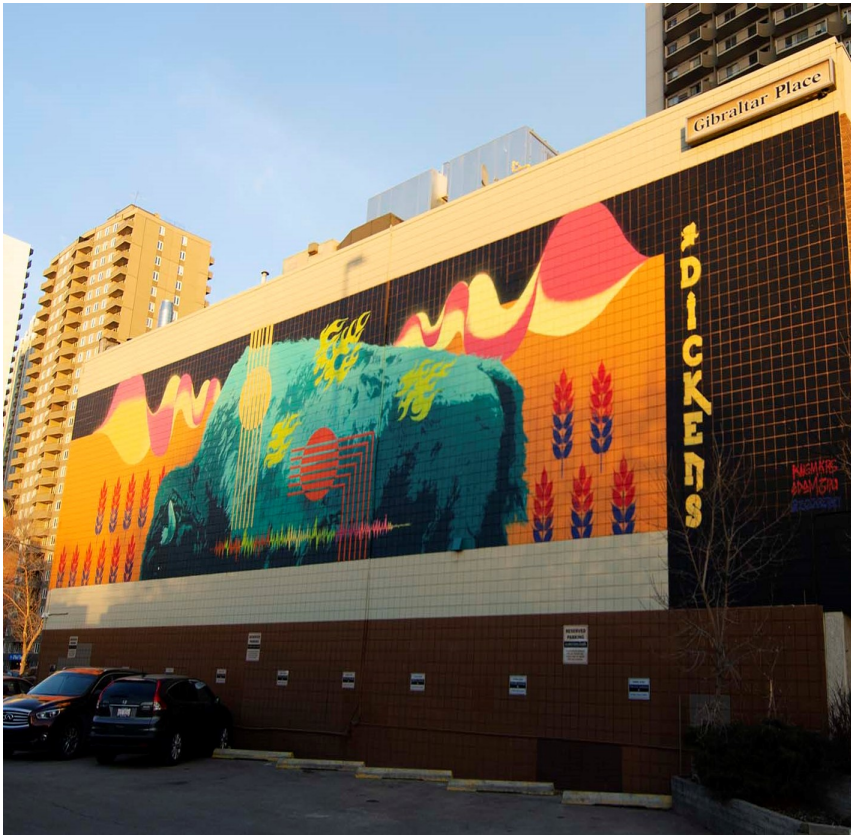


For Lease

Gibraltar Place 1000 9th Ave SW



HEADLEASE

New Office Space

DOG FRIENDLY BUILDING
Your barketing manager is
welcome!



**Commercial Grade Gigabit
Fibre Internet Connection
included in the Op Costs**



Building Highlights

Low Operating Costs

Commercial Grade Fibre Internet Connection included in the Op Costs!

Parking Ratio 1:500 sf; plenty of additional parking in the immediate area

Quick walk to the train



CORE Commercial.ca
Bow Valley Sqaure 4, Suite 1230
250 6th Avenue SW
Calgary, AB T2P3H7

Suite 200 Photos

Premises:	200 - 1,924 SqFt 300 - 1,600 SqFt
Term:	Negotiable
Available:	Immediately
Op. Costs & Taxes:	\$16.50 PSF (est. 2022)
Parking:	3 stalls
Net Rent:	Market Lease Rates

Office space is in NEW condition; built out to a high standard

24 Hour HVAC

Vinyl plank floors

Open area with 2 offices

Currently being used as a photography studio; sets can stay or be removed

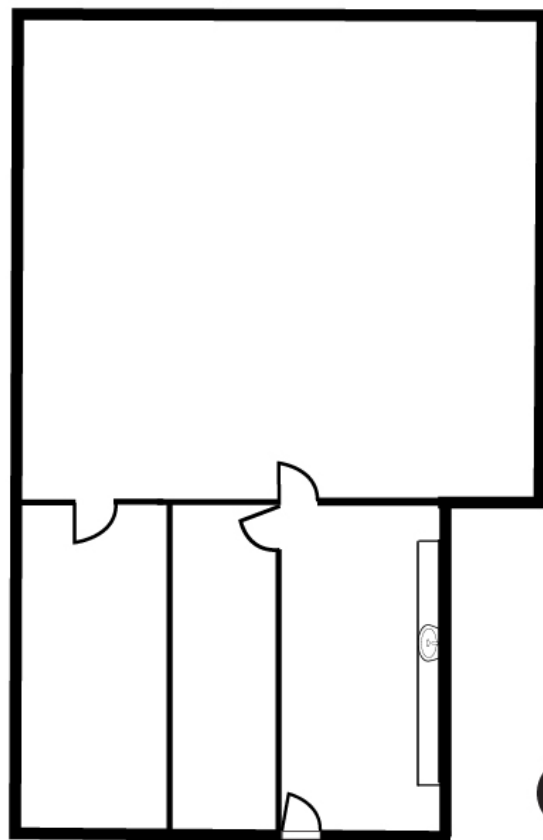
3 parking stalls; plenty of additional public in the immediate area



For Lease

Gibraltar Place 1000 9th Ave SW

2nd Floor 1,924 SF



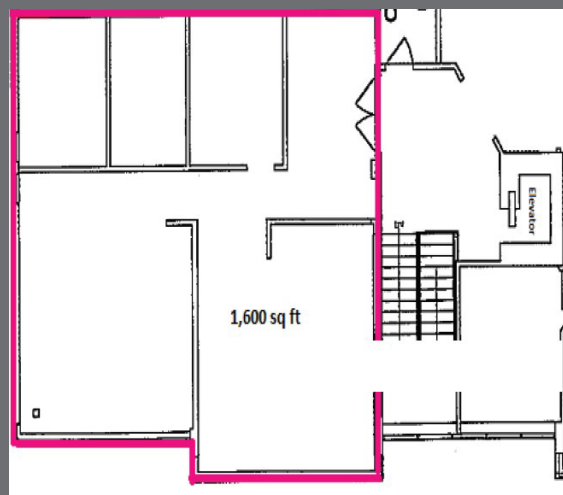
Front Entrance



FLOOR PLAN Suite 200 Gibraltar Place

1,924 Sq. Ft.

3rd Floor - 1,600 SF



Contact:

Jeff Thomson

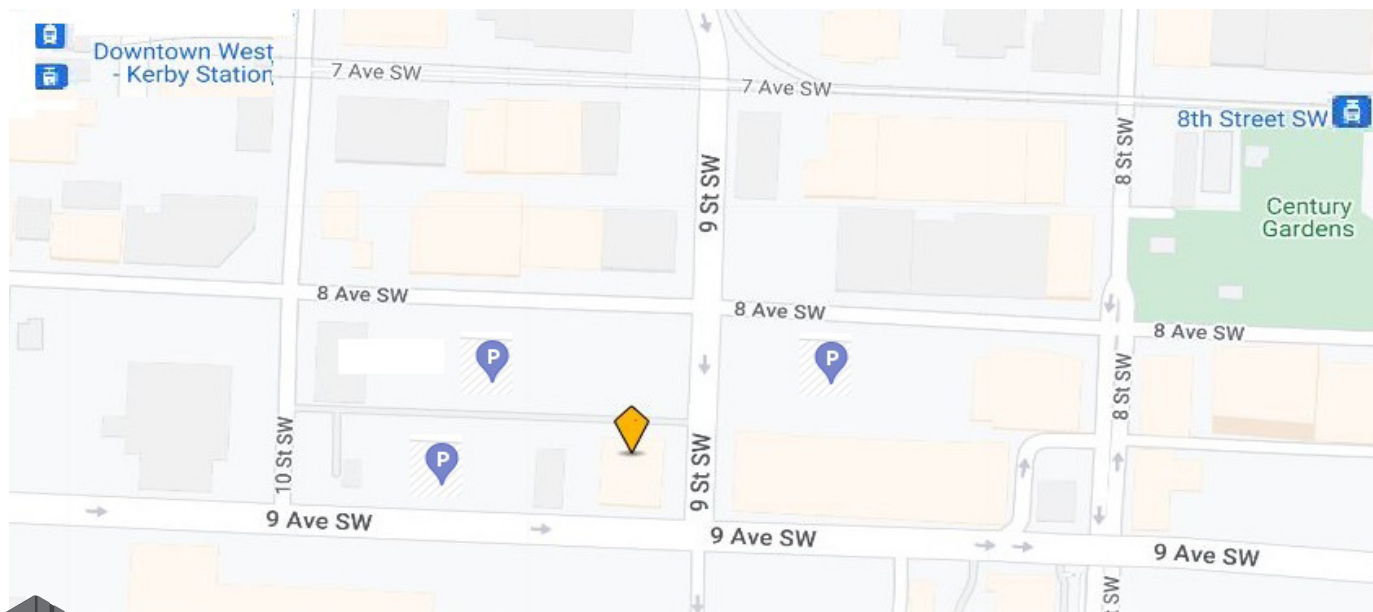
587.224.3550

Jeff@COREcommercial.ca

Jay King

403.861.8426

Jay@COREcommercial.ca



CORE
COMMERCIAL
REAL ESTATE

This document has been prepared by CORE Commercial Real Estate Ltd for advertising and general information purposes only. CORE CRE makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accuracy, or reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. This publication is the copyrighted property of CORE Commercial Real Estate Ltd. © 2022

CORE

COMMERCIAL REAL ESTATE

Gary McKelvie

587.356.2073

Gary@COREcommercial.ca

Lori King

587.356.2075

Lori@COREcommercial.ca

Jeff Thomson

587.356.2074

Jeff@COREcommercial.ca

Jay King

587.391.8451

Jay@COREcommercial.ca

