

Office, Warehouse & Lab

808 & 816 55th Avenue NE



FOR LEASE

808 & 816 55th Avenue NE | Calgary, AB

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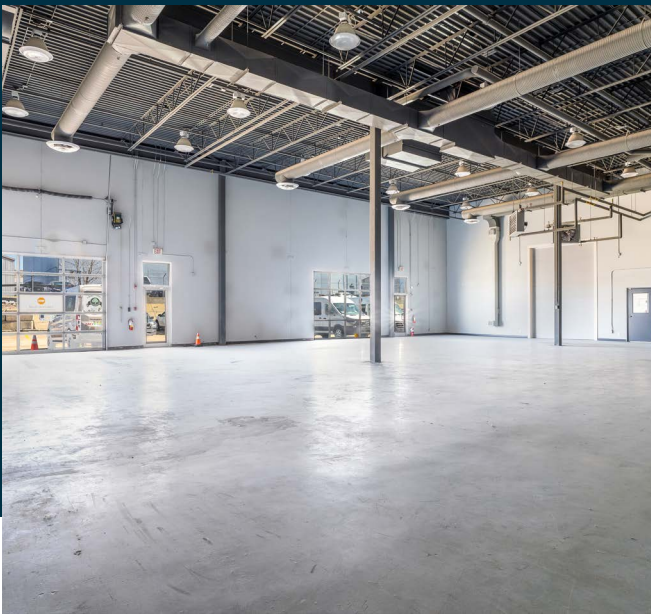


Property Overview

Available Space	Main Floor Office Area A: 13,011 SF	
	Second Floor Office Area A: 13,885 SF	
	Main Floor Warehouse/Lab/Training Area B: 11,586 SF] Contiguous to 17,086 SF
	Main Floor Warehouse/Lab/Training Area C: 5,500 SF	
Virtual Tours	Please See Floor Plan Pages for Virtual Tours	
Net Rent	Market Rates	
Operating Costs (2024 Estimate)	Office:	Warehouse/Lab/Training:
	CAM: \$12.79 PSF/Annum	CAM: \$12.16 PSF/Annum
	<u>Tax: \$2.31 PSF/Annum</u>	<u>Tax: \$2.31 PSF/Annum</u>
	Total: \$15.10 PSF/Annum	Total: \$14.47 PSF/Annum
Term	5-10 Years	
Parking	1 Stall Per 425 SF	
	Underground: \$75/Stall/Month // Surface: Free of Charge	
	Free Street Parking in Immediate Area	
Building Size	80,540 SF	
Zoning	I-B	
Year Built	2007	
Floors	2	
Building Hours	7:30am to 5:30pm // Monday to Friday	
Fibre Provider	Telus	
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)	
	Power: 240V	
	Lighting: 347V	
	Clear Height: Up to 18'	
	Floor Load: 7.2 kPa Live Load, 1.2 kPa Super Imposed Dead Load	

Key Highlights

- High Quality Improvements Throughout With Furniture Available
- Signage Opportunities Directly Onto Deerfoot Trail With Exposure to 176,000 Vehicles Per Day

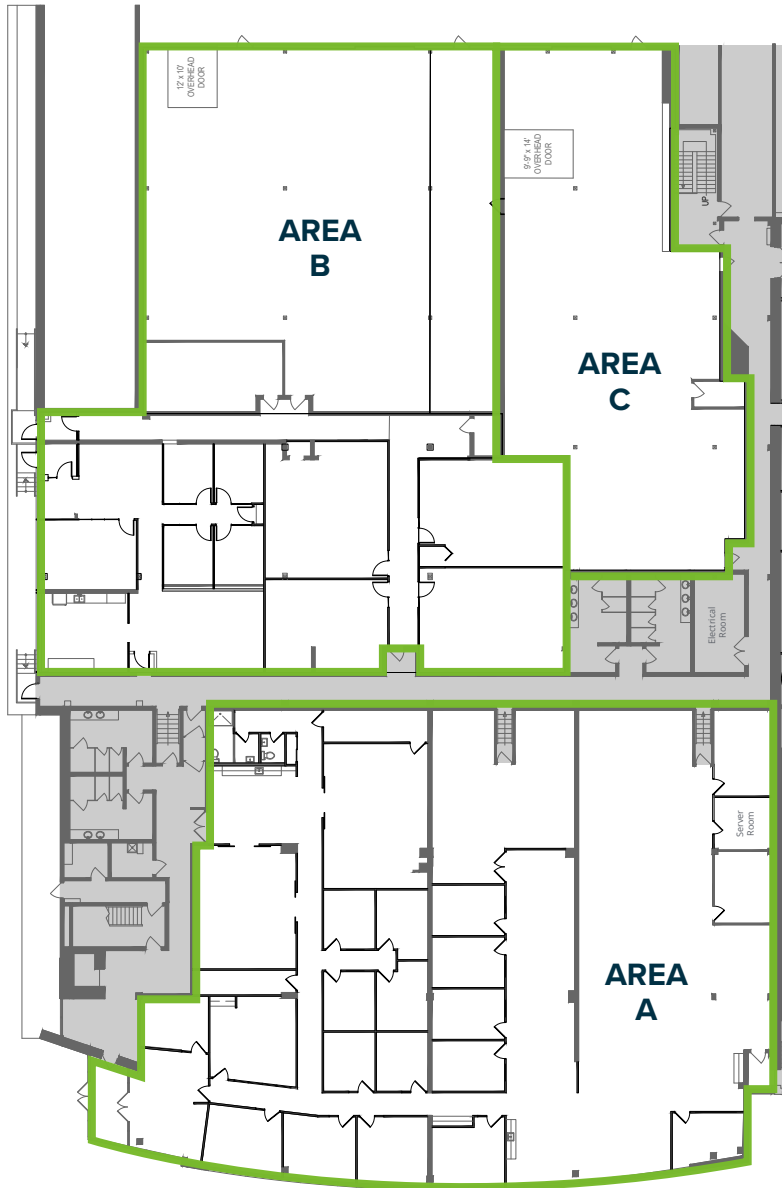


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Floor Plans

808

MAIN FLOOR



AREA A | 13,011 SF

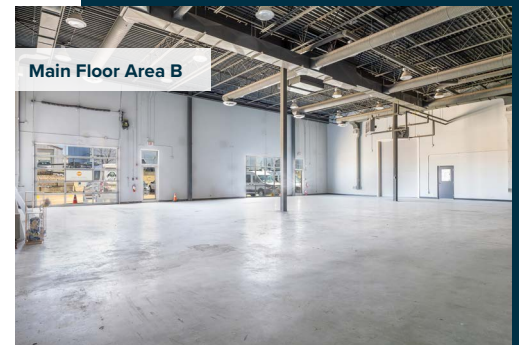
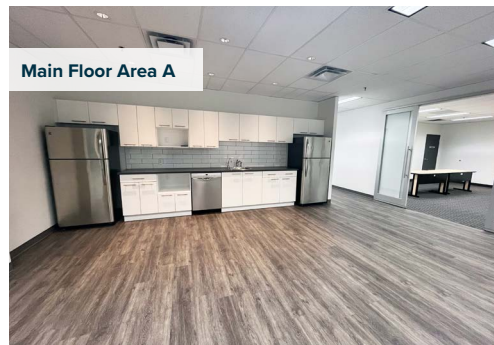
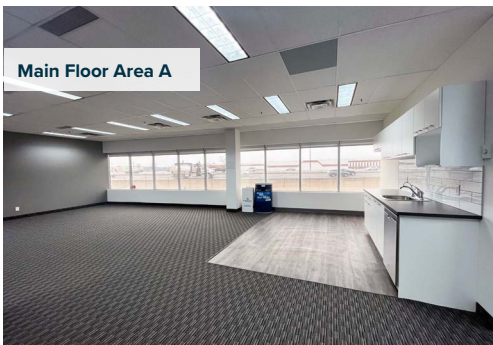
- 17 Offices
- 4 Large Training Rooms
- Open Area for 24+ Workstations
- 2 Kitchens
- Reception
- Exclusive Washrooms with Shower
- Furniture Available

AREA B | 11,586 SF

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

AREA C | 5,500 SF

- Open Warehouse Area
- Overhead Door Can Be Created



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Floor Plans

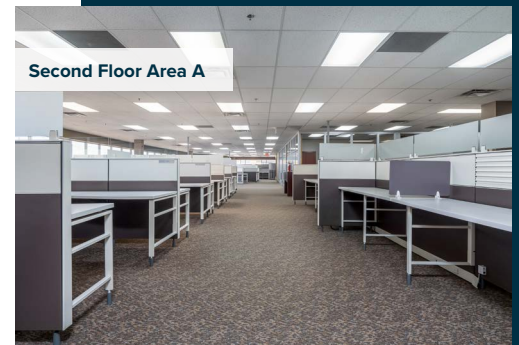
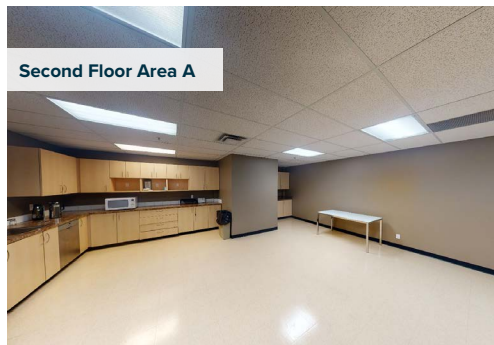
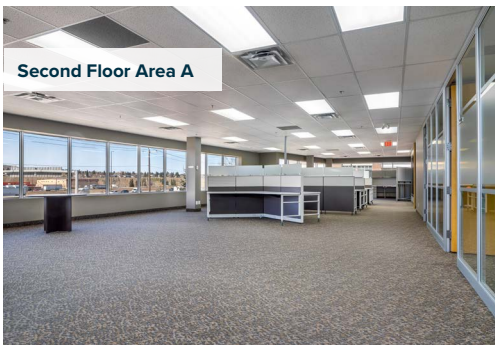
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SECOND FLOOR



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

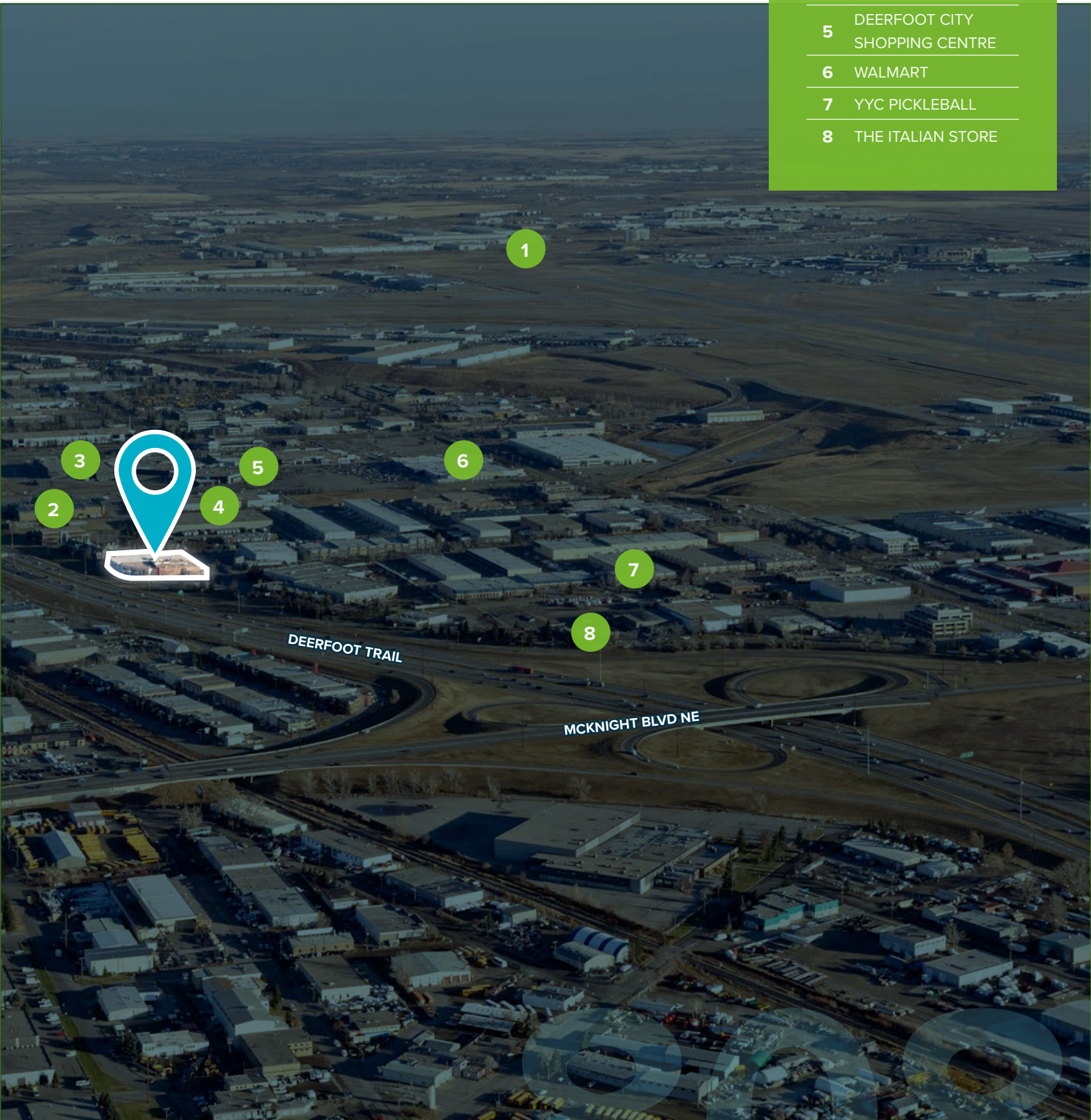


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Nearby Amenities

- 1 YYC AIRPORT
- 2 CABELA'S
- 3 REC ROOM
- 4 CANADIAN TIRE
- 5 DEERFOOT CITY SHOPPING CENTRE
- 6 WALMART
- 7 YYC PICKLEBALL
- 8 THE ITALIAN STORE



FOR LEASE



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- Create a Welcoming and Healthy Environment for all Tenants and Guests

Tenant Service Requests: 310-Epic (3742)

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