



GREAT LOCATION

**1001 1 STREET SE
CALGARY, ALBERTA**



HIGHLIGHTS

- Attractive third office space available
- Common area entrance with elevator service to all floors
- Heated underground parkade with ample parking
- +15 Connection across the road through the Palliser
- Walking distance to LRT and Calgary Saddledome.
- Naming rights available
- Tenant Allowance negotiable

PROPERTY DESCRIPTION

Market Rates:	Market
Op Costs & Taxes:	\$14.39 psf est.
Office Size:	770 sq. ft.
	2,860 sq. ft.
Signage:	Available
Parking:	1 per 1,100 sf \$300/month/stall
Term:	Negotiable

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | **Commercial**
Real Estate Solutions

PHOTOS

1001 1 Street SE, Calgary, Alberta



HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

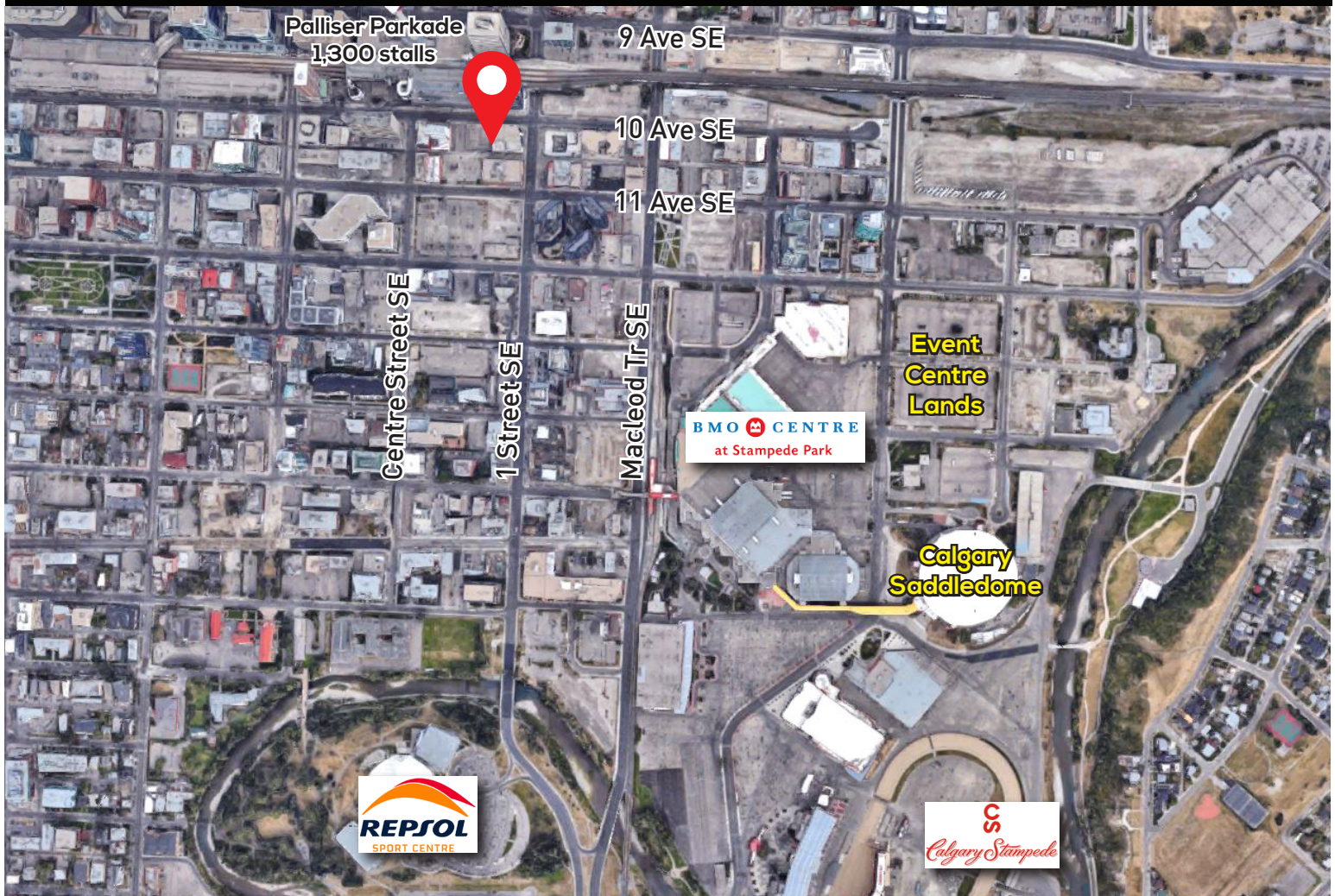
Toll Free 800.750.6766

AvenueCommercial.com



LOCATION

1001 1 Street SE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Steven Butt

President/Founder

403.802.6766

sbutt@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof.
The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

