

# "A" CLASS STAND ALONE OFFICE BUILDING 1001 - 53 Avenue NE, CALGARY, AB

FOR LEASE



**AVISON  
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**CANADA'S  
BEST  
MANAGED  
COMPANIES**



# FOR LEASE | 1001 - 53<sup>rd</sup> Avenue NE, CALGARY, AB

## Particulars

Landlord: One World Properties Corp.

Available: Main floor: 5,000 sf  
2nd floor: 5,000 sf  
Total: 10,000 sf

Occupancy: Immediately

Building Class: A

Rates: Market

Op. Costs: \$6.56 + Utilities and Janitorial

Term: 5-10 years

Parking: 19 reserved and 22 unreserved

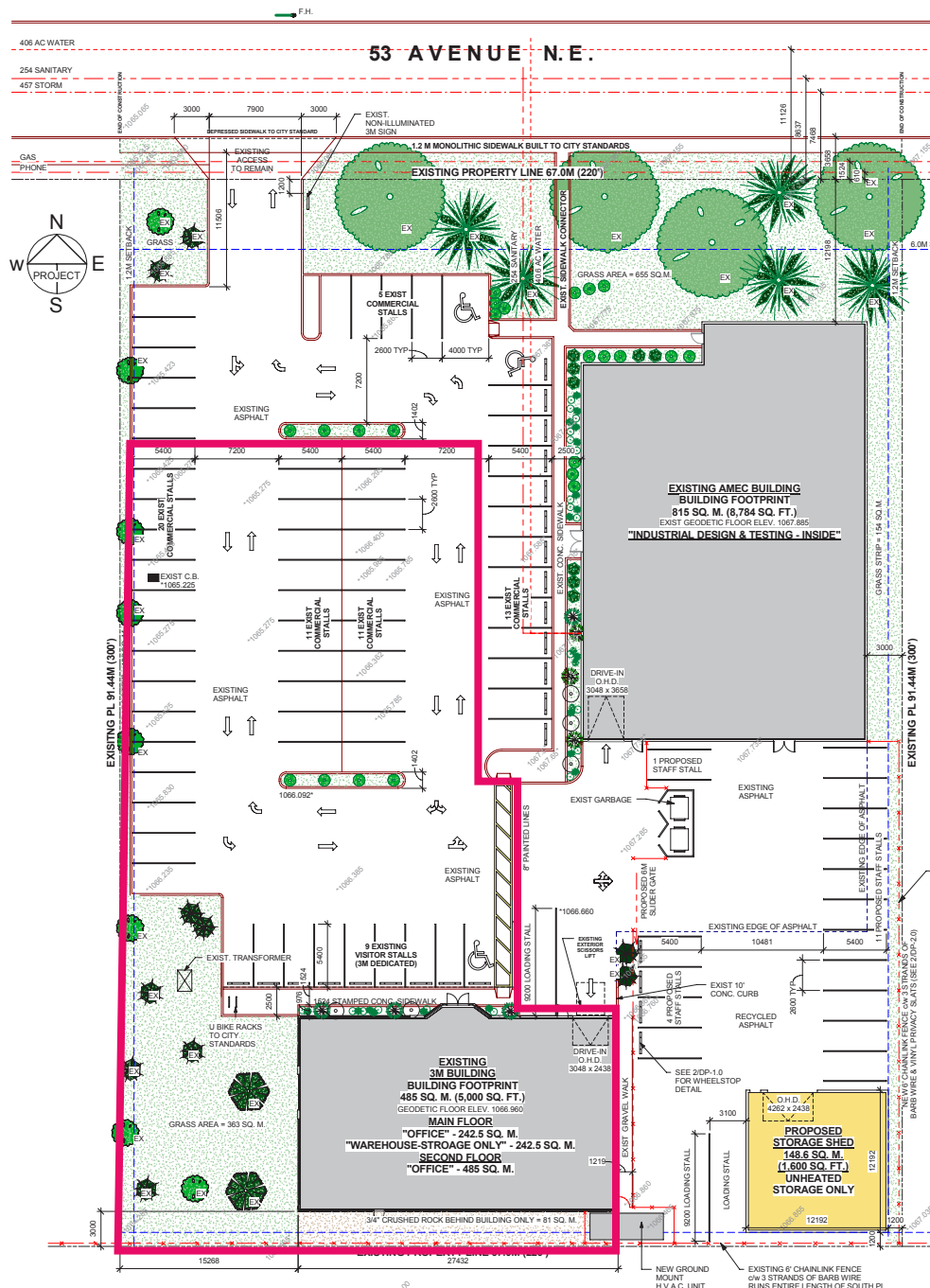
Parking Ratio: 1:250 sf

## Comments

- Building signage opportunity
- Main floor lab
- Main floor renovation completed Spring 2016
- Single tenant opportunity
- 2-minute drive to Deerfoot City amenities
- Excellent access and egress to Deerfoot Trail
- Ample free surface parking
- Built in 2008



## Site Plan



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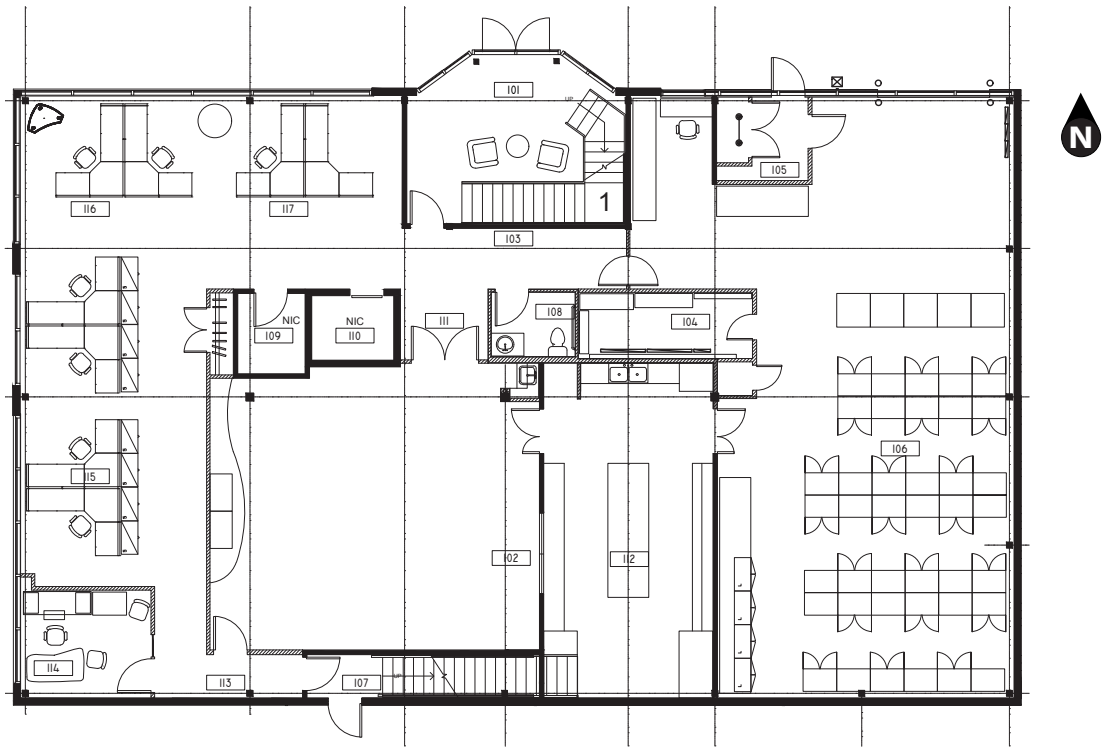
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Main Floor - 5,000 sf



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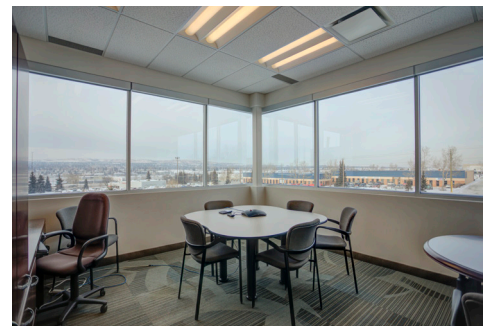
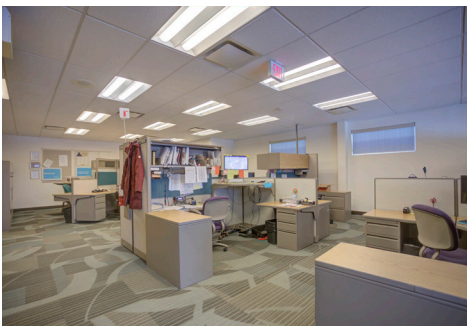
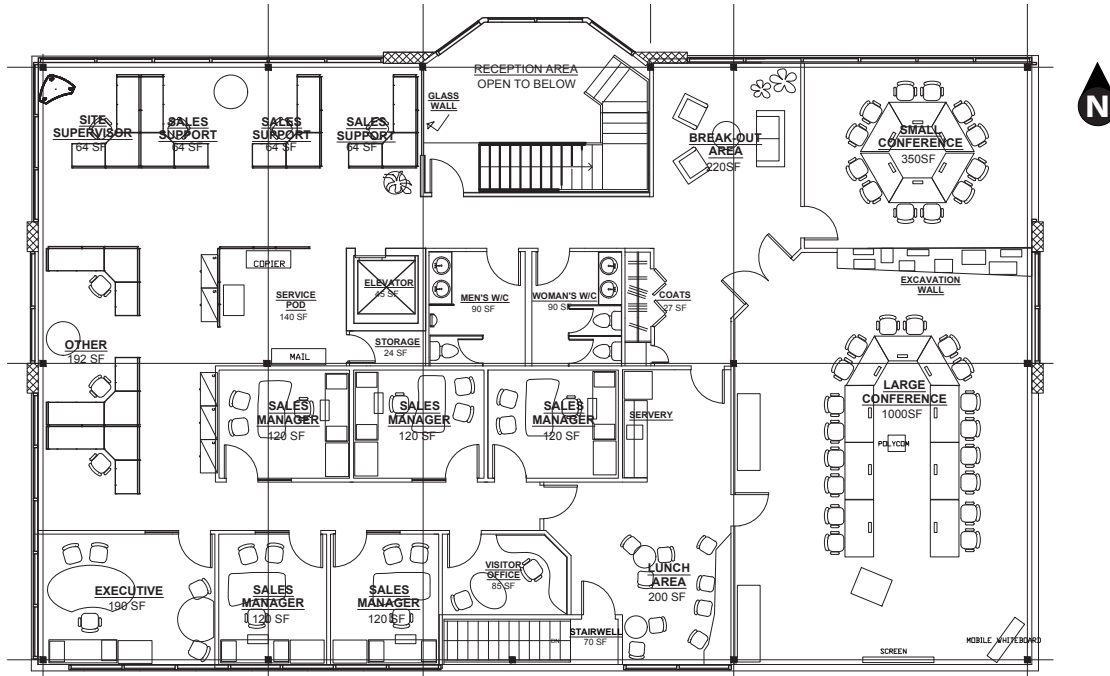
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2nd Floor - 5,000 sf



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