

FOR LEASE 3700 - 78th Avenue SE Calgary, AB



Property Facts

District Foothills

Zoning I-G (Industrial General)

Parking Ample - At no cost

Year Built 1980

Building Class B

Comments

- · Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- · Close proximity to retail amenities

Lease Particulars - Second Floor

Suite 210 581 sf

Suite 225 957 sf

Suite 240 1,029 sf -

Suite 245 772 sf

Suite 260 2,902 sf

Asking Rate \$5.00/sf with escalations

Op. Costs - 2nd **Floor** \$10.12/sf (2024 est.)

(excludes in-suite janitorial

and waste removal)

Available Immediately

Sean Ferguson

Associate Vice President Industrial Sales & Leasing 403 261 1114 sean.ferguson@cushwake.com

Alan Farley

Associate Vice President Industrial Sales & Leasing 403 261 1144 alan.farley@cushwake.com

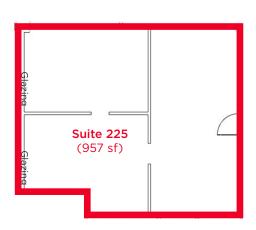
Cushman & Wakefield ULC

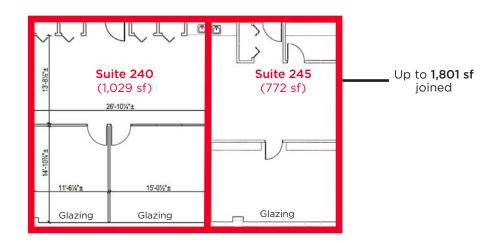
Up to **1,801 sf** joined

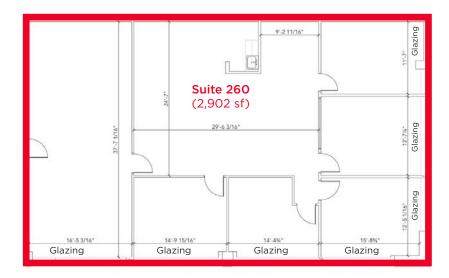
Bow Valley Square IV 250 - 6th Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.com

Floor Plans













5700 - 78th Avenue SE Calgary, AB













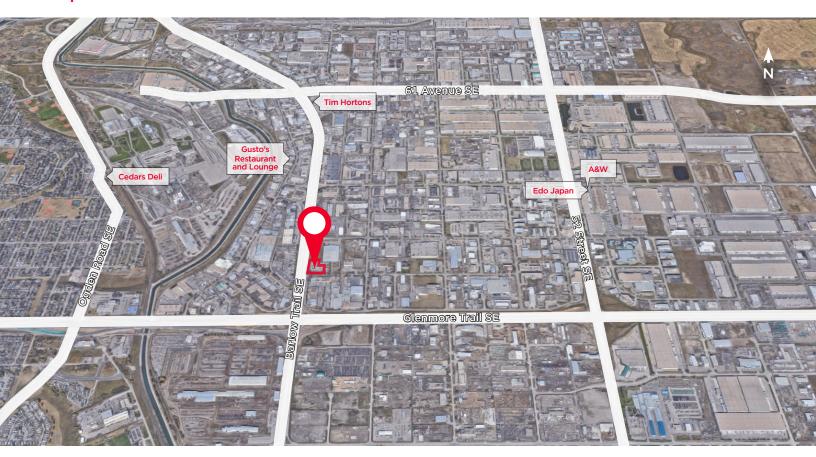


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Map



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