



**CUSHMAN &
WAKEFIELD**

FOR LEASE

3700 - 78th Avenue SE

Calgary, AB

RENT STARTING AT
\$5.00/SF



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 - 2 nd Floor	\$10.12/sf (2024 est.) (excludes in-suite janitorial and waste removal)
Available	Immediately

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Cushman & Wakefield ULC
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Calgary, AB T2P 3H7
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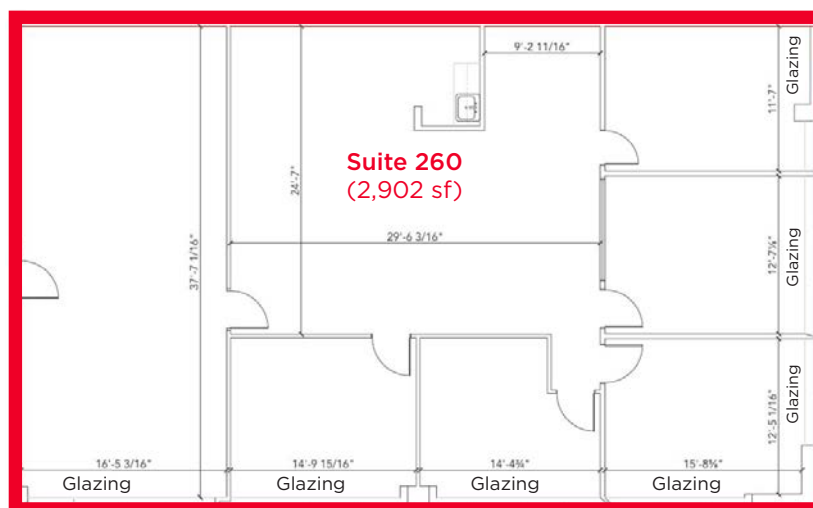
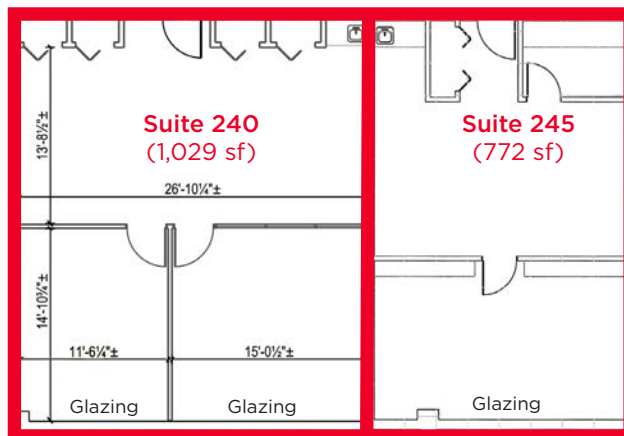
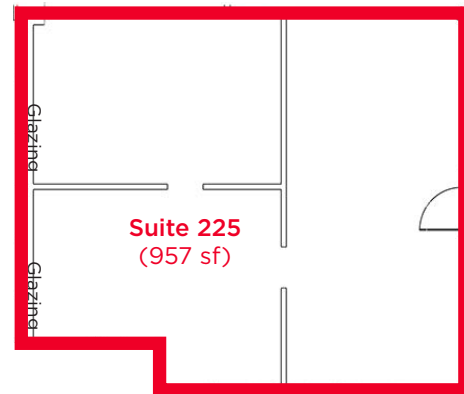
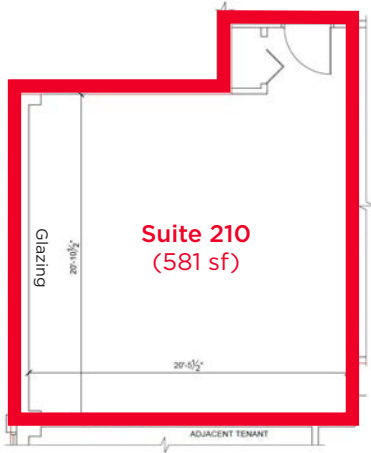
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Floor Plans



* Not to scale, not exactly as shown.



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Suite 210



Suite 225



Suite 225



Suite 240



Suite 240



Suite 245





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Suite 260



Suite 260



Map

