

# For Lease

1120 - 68th Avenue NE  
Calgary AB

Recently  
leased! 40,000 sq.ft.

Up to 48,000 sq.ft. available



**Large office space**  
with a fresh new look!

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YOUNG**



### Highlights

- Two storey suburban office building with distinct, separate signage presence
- Overhead loading doors available for main floor
- Common gym amenity coming soon
- Exceptional parking ratio with **342 surface stalls** equating to a ratio of **3.8 stalls per 1,000 rentable square feet**
- Uniquely designed office building with the ability to be occupied by a single tenant or be demised to accommodate multiple tenants and a wide variety of uses
- Building wide sprinkler system, **high electrical power** (TBV) service for flex office / lab use.
- Accessible by two bus transit routes (32 and 69), with stops adjacent to the property
- Built in 3 phases (1997, 2002, and 2009)

### Particulars

Address:	1120 - 68th Avenue NE
Total area:	90,133 sf
<b>Available area:</b>	<b>48,731 sf (approx.)</b>
Demising options	10,000 sf +
Site size:	5.76 acres
Occupancy:	Q2 2024
<b>Parking stalls:</b>	<b>342 Energized (3.8 / 1,000 sf)</b>
Land use:	I-B (Industrial - Business Direct) Medical will be considered
Lease rate:	Market
Op. costs:	\$14.00 / sf (2024 est.)
Ceiling Heights:	9' under t-bar 13' 6" under q-deck

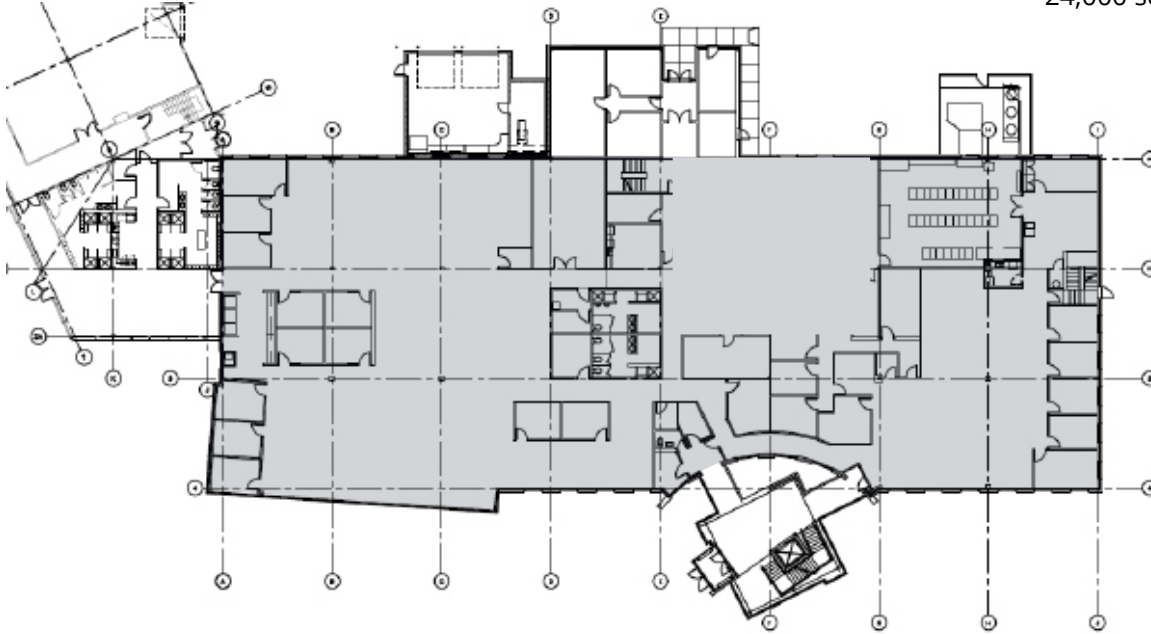
# South building 1st floor

## Demising Option 1A

24,000 sq.ft. Total Rentable Area

Main Floor

(approx.)



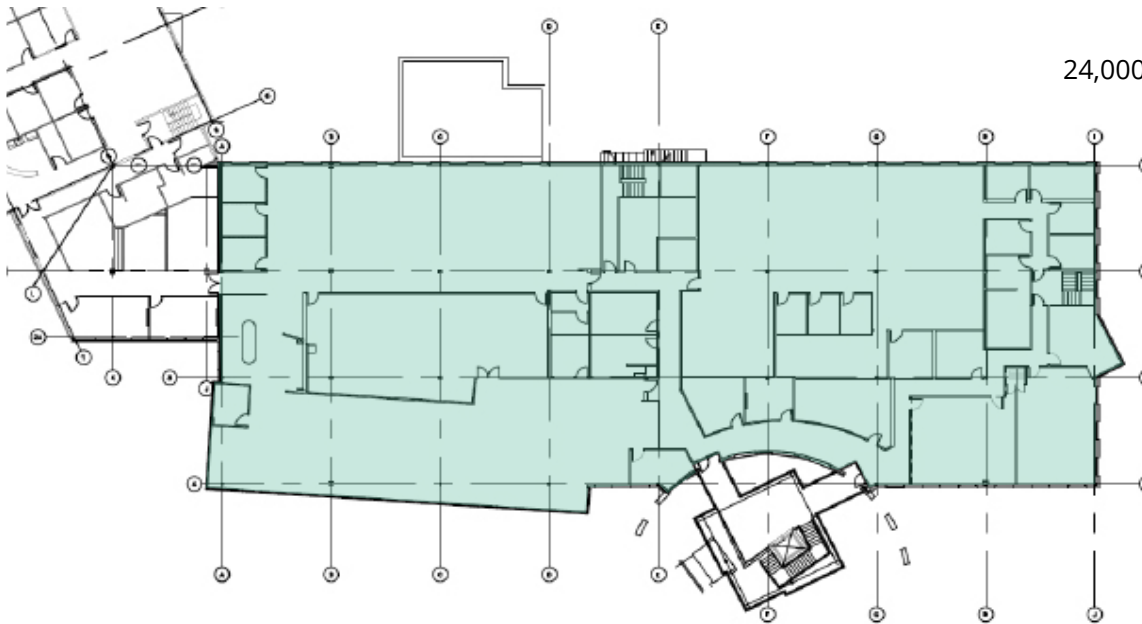
## Demising Option 2A

# South building 2nd floor

24,000 sq.ft. Total Rentable Area

Second Floor

(approx.)



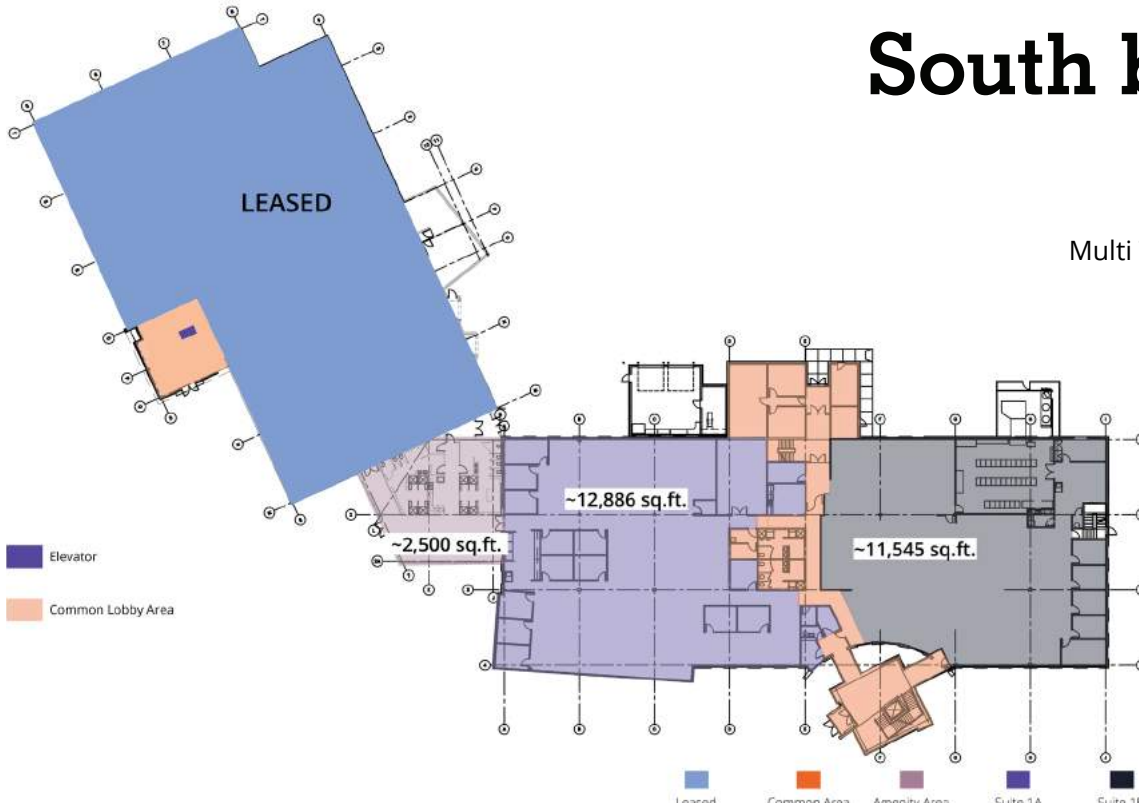
*Proposed demising options can be structured depending on Tenant's needs*

*Actual square footages subject to change*

Demising Option 1B

# South building 1st floor

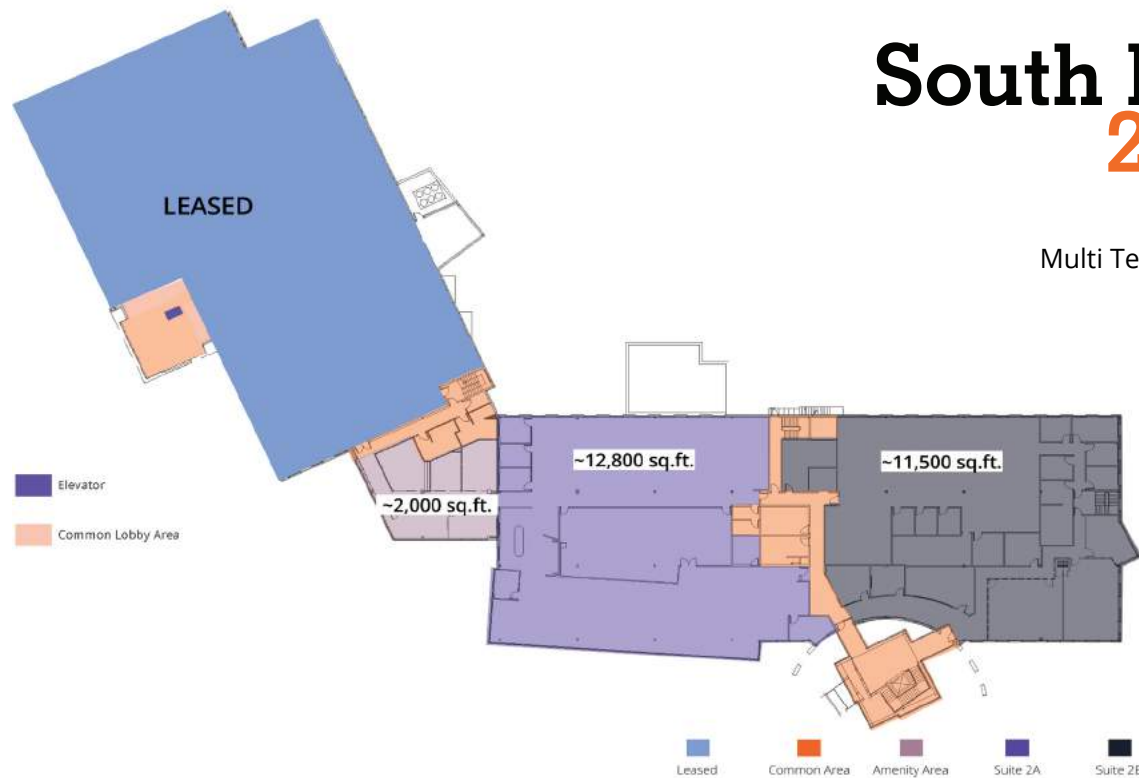
Multi Tenant Main Floor option



Demising Option 2B

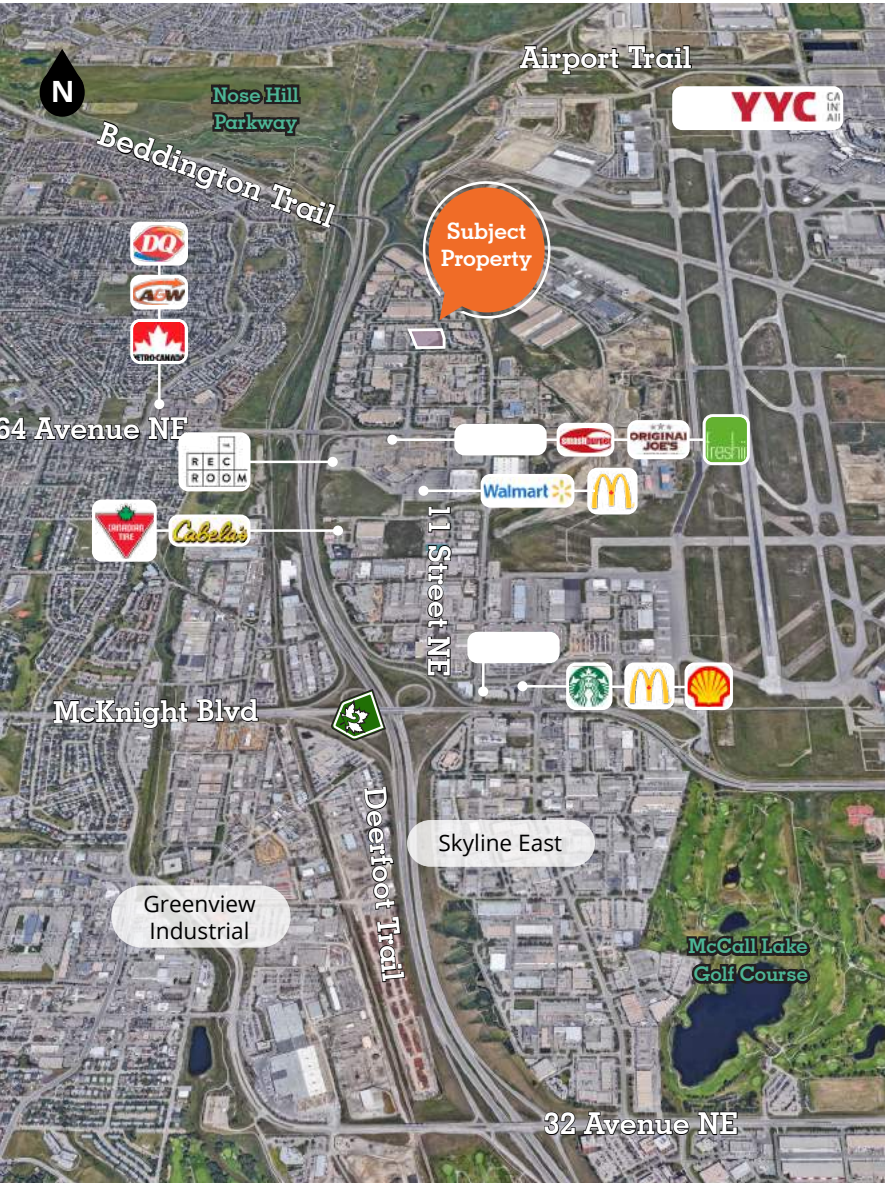
# South building 2nd floor

Multi Tenant Second Floor option



Proposed demising options can be structured depending on Tenant's needs

Actual square footages subject to change



### Travel Times



The YYC Airport is 7 mins North  
Calgary downtown core is 10 mins South



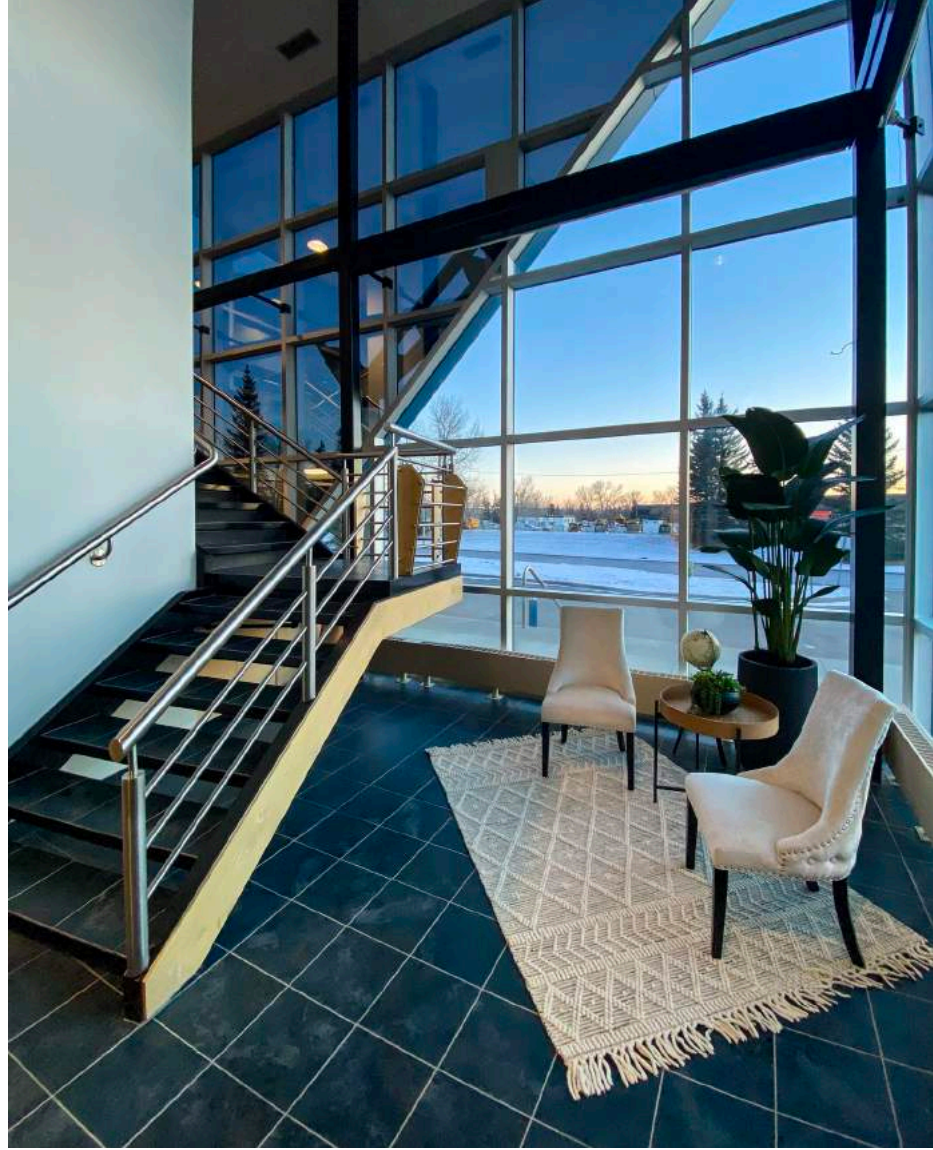
Route 32 (Huntington) is a 1 min walk  
Route 69 (Deerfoot Centre) is a 1 min walk South

### Location Highlights

- Located in the Deerfoot Business Park with quick and easy vehicle access from Deerfoot Trail by way of the 64 Avenue NE exit
- Close proximity to the Calgary International Airport and the Calgary Downtown Core
- Situated just north of Deerfoot City, a 1.1 million square foot, newly redeveloped retail centre that includes shopping, dining and entertainment amenities serving northeast Calgary







# Thank you for your interest!

If you would like more information on this offering  
please get in touch.

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