

F O R L E A S E

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5 9 A V E N U E S E

Calgary, AB



PROPERTY DESCRIPTION

+ Year Built:

2009

+Space Available:

Suite 150: 7,913 SF

Suite 200: 22,246 SF

Suite 230: 2,469 SF

Suite 340: 23,745 SF

+ Available:

Suite 150: Immediately

Suite 200: Immediately

Suite 230: Immediately

Suite 340: Immediately

+ Operating Costs:

\$13.82 per SF

+ Basic Rent:

Market

+ Parking Ratio:

Underground: 1:399 SF

Surface: 1:617 SF

Combined ratio: 1:242 SF

+ Parking Rate:

Underground: \$75/month

Surface: \$0/month

PROPERTY HIGHLIGHTS



"A" Class suburban office building



Short drive to Deerfoot Meadows Shopping Centre retail amenities



Bus route #72 and 75 located in front of the building

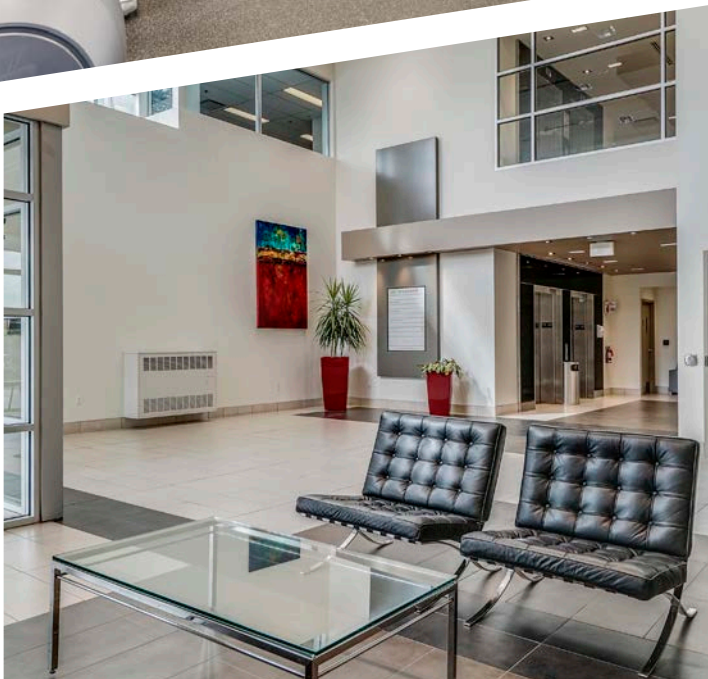


Potential for building and podium signage



Fitness centre available for tenant use

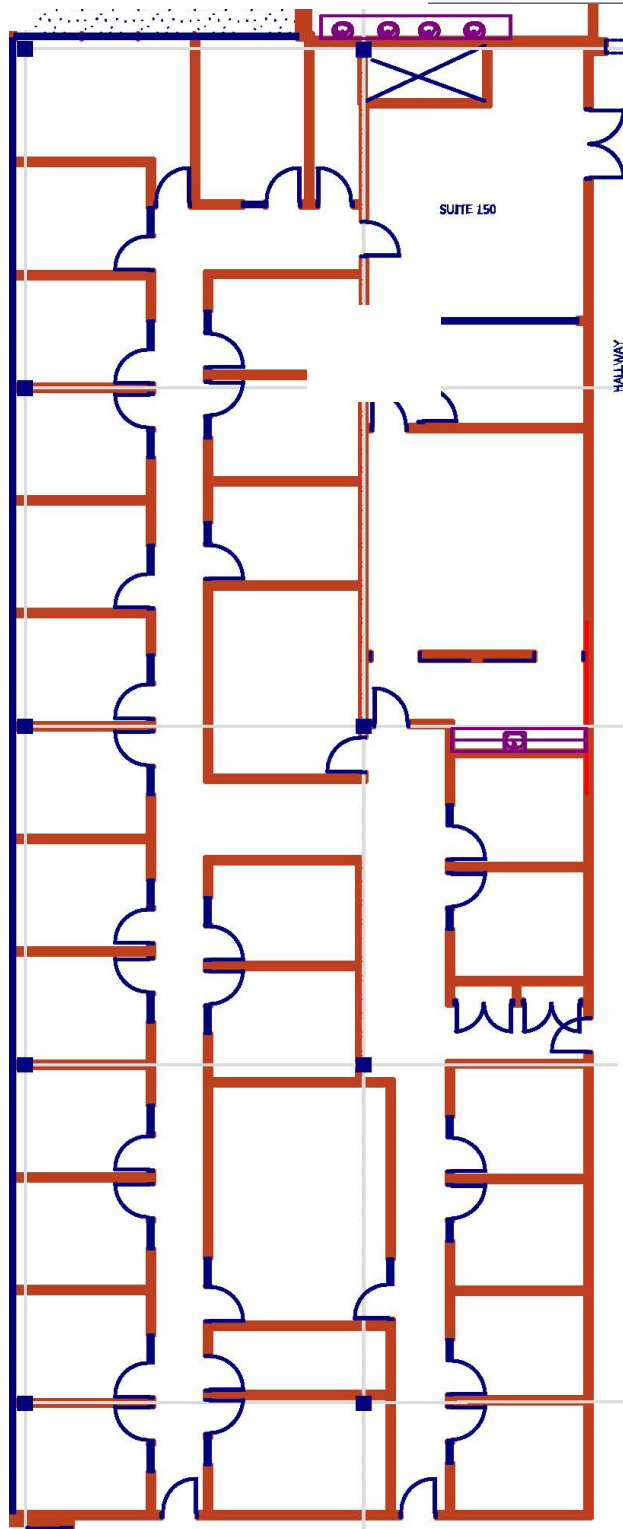
MAIN FLOOR



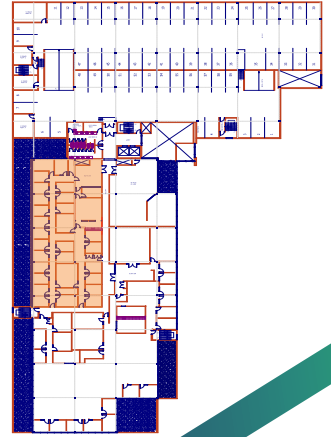
*Furniture not included

FLOOR PLAN

SUITE 150: 7,913 SF



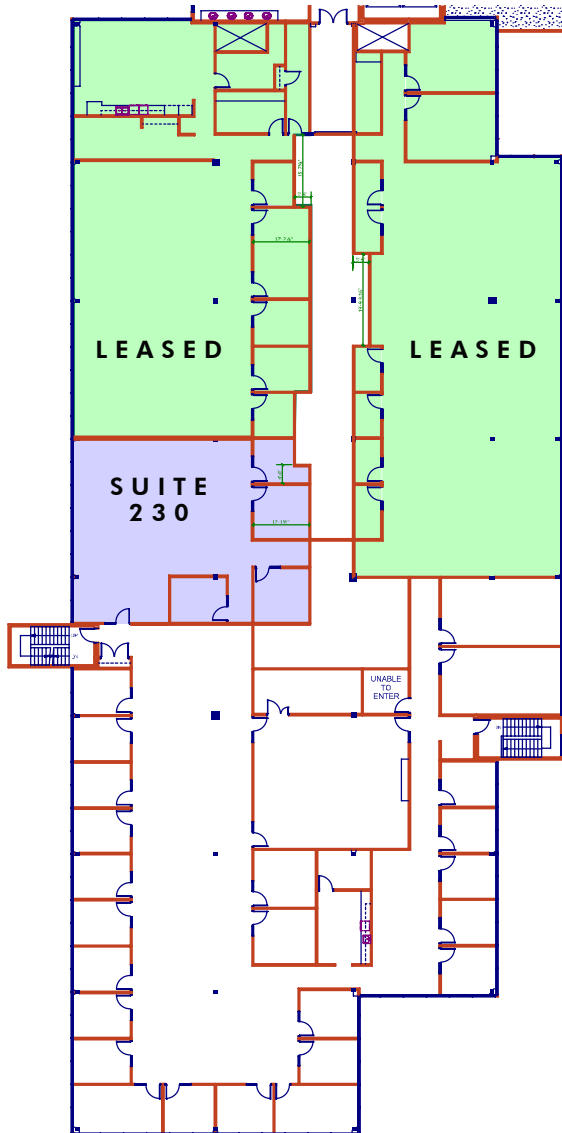
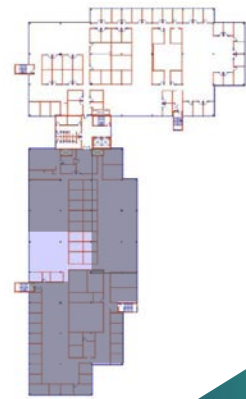
KEY PLAN



FLOOR PLAN

SUITE 230: 2,469 SF

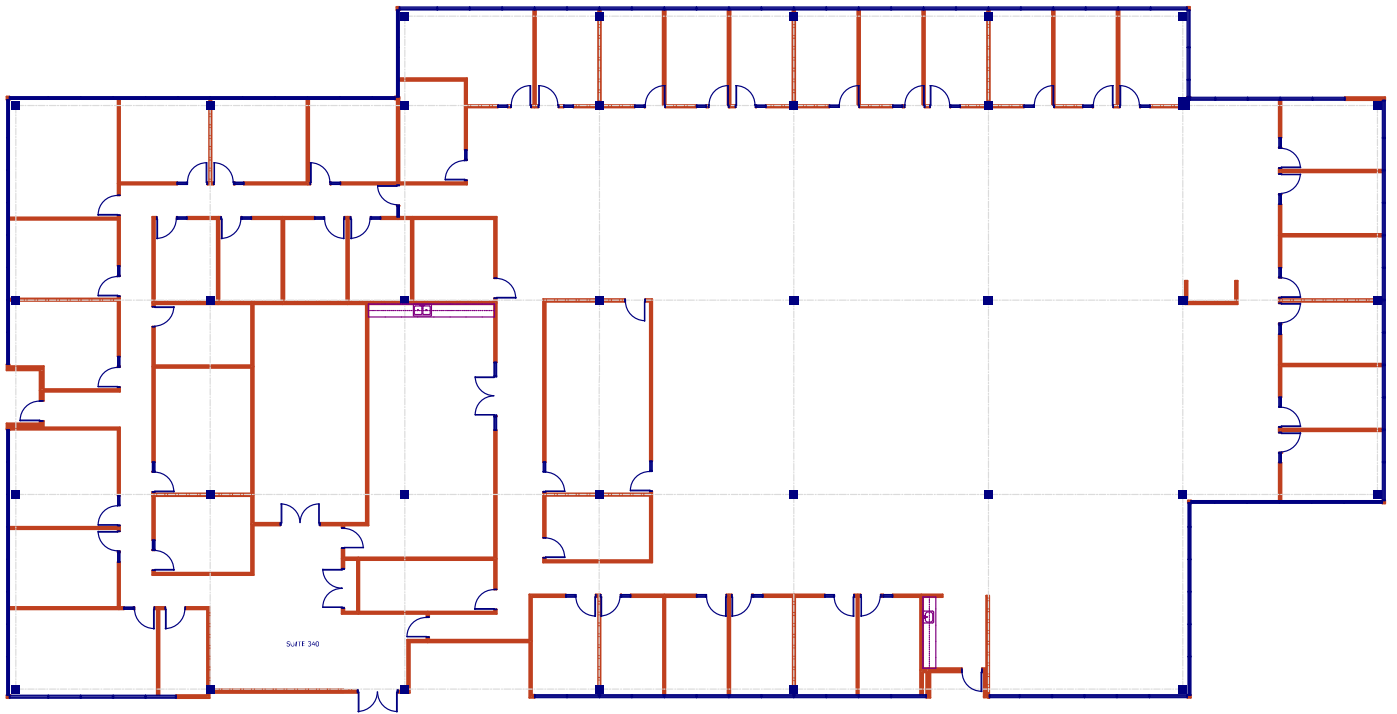
KEY PLAN



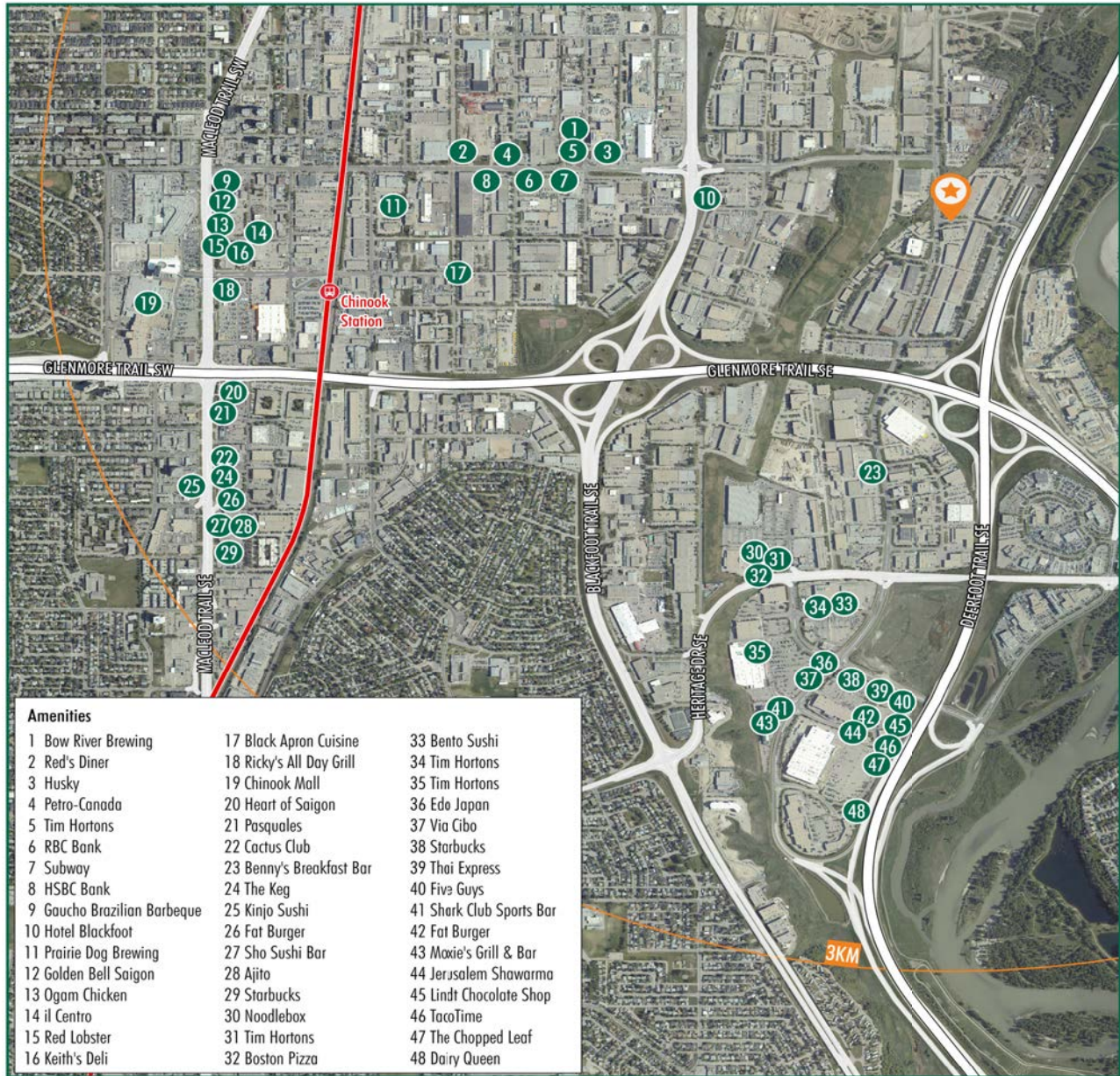
FLOOR PLAN

SUITE 340: 23,745 SF

KEY PLAN



NEARBY AMENITIES



1200
59 AVENUE SE
Calgary, AB

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