

**772 SF UP TO 2,001 SF
SECOND FLOOR OFFICE SPACE**



Property Facts

District	Foothills
Zoning	I-G (Industrial General)
Parking	Ample - At no cost
Available	Immediately
Year Built	1980
Building Class	B

Lease Particulars - Second Floor

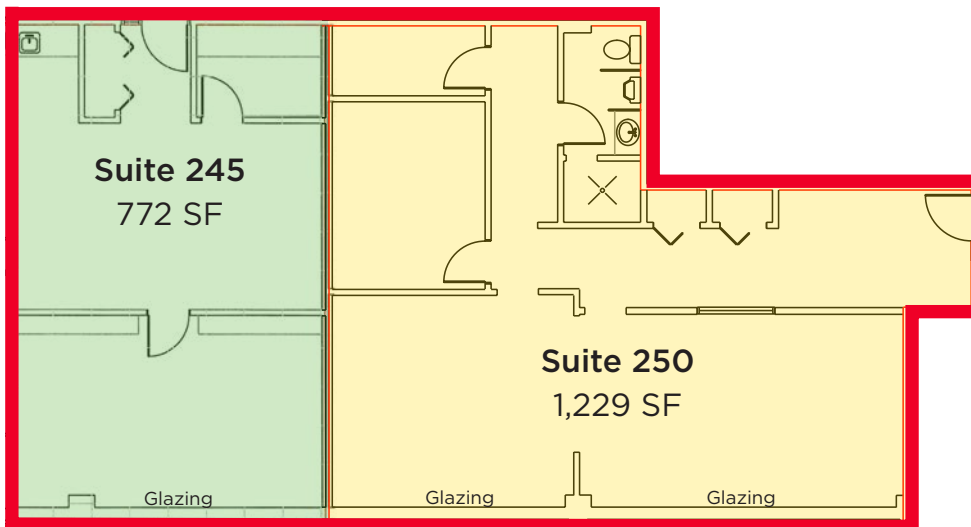
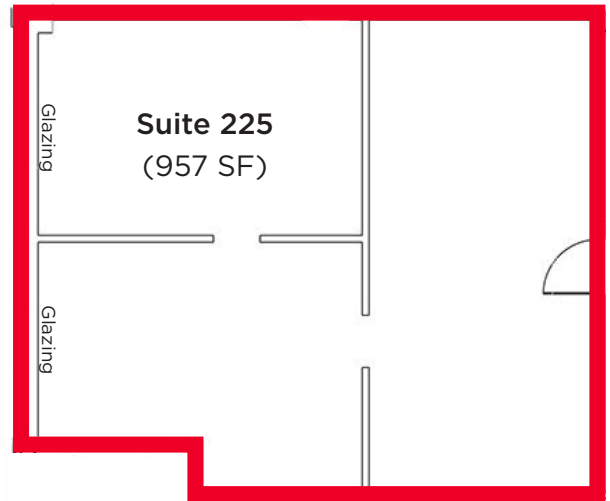
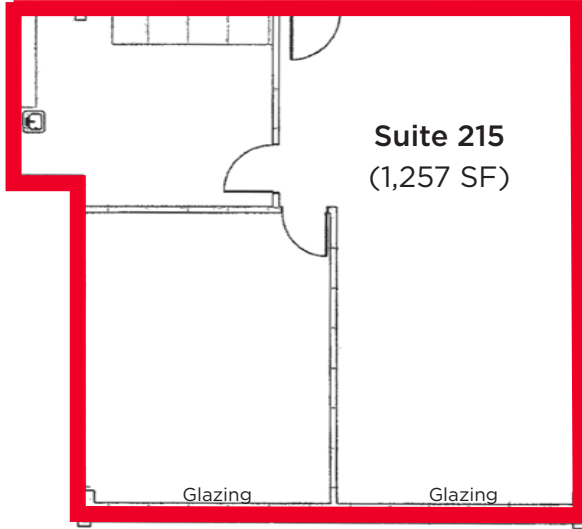
Suite 215	1,257 SF	
Suite 225	957 SF	
Suite 245	772 SF] Up to 2,001 SF Joined
Suite 250	1,229 SF	
Asking Rate	\$7.00/SF	
Op. Costs - 2nd Floor	\$8.37/SF	(excludes in-suite janitorial and waste removal)

Comments

- Multiple demising options and configurations
- Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- Close proximity to retail amenities



Demising Options - Second Floor



— **Suite 245 & 250 (2,001 SF)**

* Not to scale, not exactly as shown.



Second Floor Office



Second Floor Office



Second Floor Office



Kitchenette

Map

