CUSHMAN & WAKEFIELD

FOR SUBLEASE

10840 46th Street SE

Calgary, AB

5,796 SF of Showroom and Warehouse Space

PROPERTY HIGHLIGHTS

LOCATION	10840 46th Street SE
YEAR BUILT	2008
LOADING	1 (12' x 14') drive-in door
CEILING HEIGHT	22'

SUBLEASE PARTICULARS

AREA AVAILABLE	± 2,000 SF Showroom/Office
	± 3,796 SF Warehouse
	± 5,796 SF Total Area
SUBLEASE RATE	Below Market
OPERATING COSTS	$ 6.21/SF (estimated for 2019)
AVAILABLE	Immediately
SUBLEASE EXPIRY DATE	January 31st, 2020

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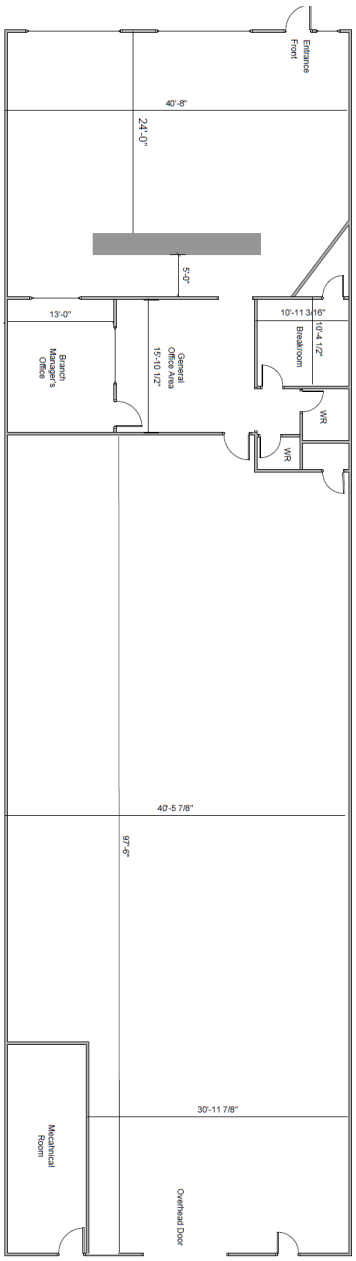
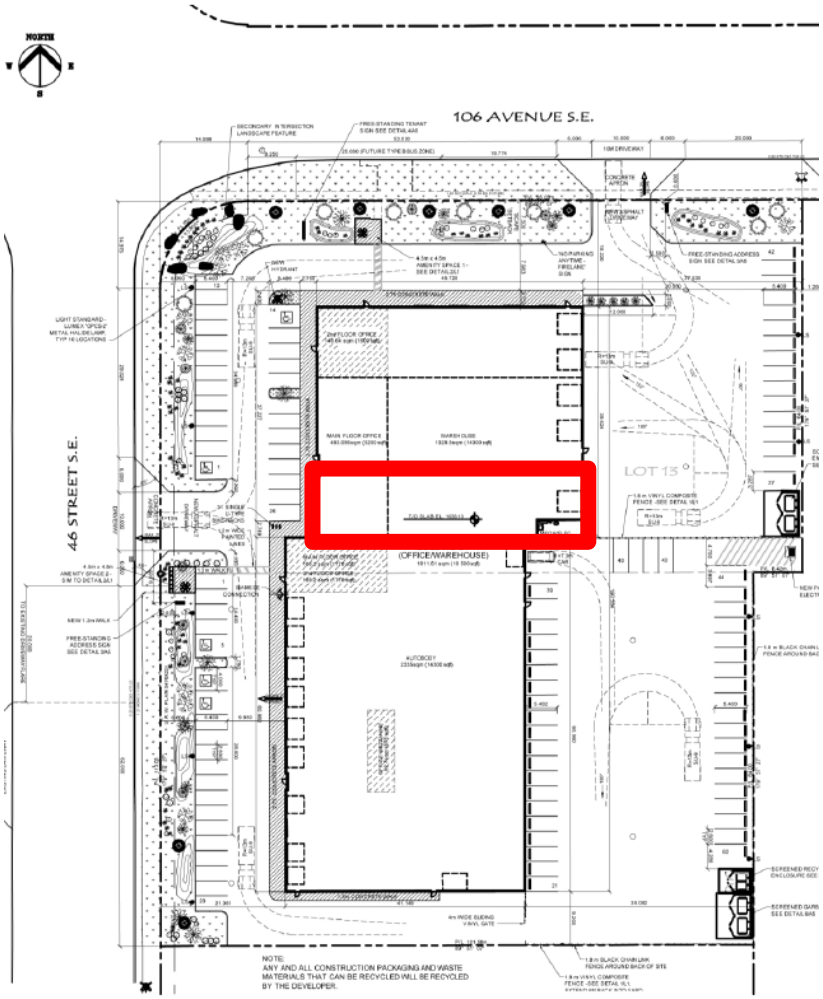
MAIN FLOOR PLAN



SITE PLAN



COMMENTS

- Well appointed showroom and office space
- Quick access to Deerfoot Trail and Barlow Trail SE
- Warehouse features T5 lighting and skylights
- Large marshalling area with additional parking

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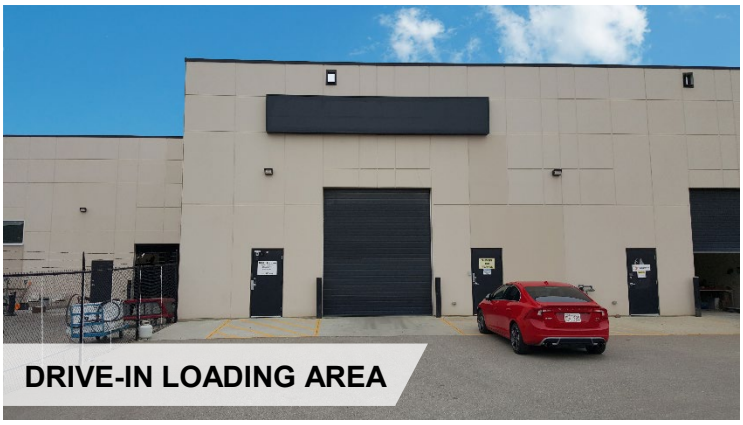
PARKING

WAREHOUSE



DRIVE-IN LOADING AREA

RECEPTION/SHOWROOM

REAR PARKING/LOADING AREA

OUTDOOR AREA

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