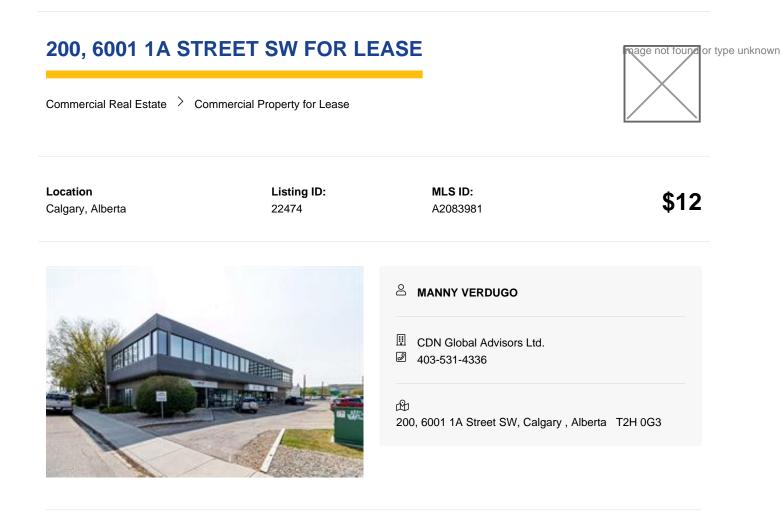


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Transaction Type For Lease

Lease Frequency Annually

Year Built 1978

Property Sub Type Office

Inclusions N/A Days On Market 337

Subdivision Manchester Industrial

Structure Type Low Rise (2-4 stories)

Building Area (Sq. Ft.) 6204.00

Restrictions Call Lister Lease Amount 12.00

Building Type Low Rise (2-4 stories),Office Building

Property Type Commercial

Building Area (Sq. M.) 576.37

Reports Call Lister

6,204 Sq. Ft. of good quality second floor office located near Chinook Mall. This office space features a reception area, 15 private offices of various sizes, boardroom, multiple open-concept areas, kitchenette/lunchroom, and men's and women's washroom. There are 11 reserved parking stalls. Prominent signage available onto 1A Street SW. Walking distance to Chinook Mall and Chinook LRT station. Bus transportation available on 1A Street SW, Chinook LRT Station and Macleod Trail SW. Array of amenities throughout the Chinook area Macleod Trail S. Close proximity to 61 Avenue SW, Macleod Trail S, Glenmore Trail SE and Deerfoot Trail SE. The Lease rate is \$12.00 PSF and Operating Costs is 12.06 PSF (Total of \$24.06 PSF). Utilities are included in the operating costs. Please download our brochure or see the virtual tour link for more information. Can't find the right space out there? Call to inquire about finding the right space to lease or purchase.

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