

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 200, 6001 1A STREET SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
22474


**MLS ID:**  
A2083981

**\$12**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 200, 6001 1A Street SW, Calgary , Alberta T2H 0G3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 337	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Manchester Industrial	<b>Building Type</b> Low Rise (2-4 stories),Office Building
<b>Year Built</b> 1978	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 6204.00	<b>Building Area (Sq. M.)</b> 576.37
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.