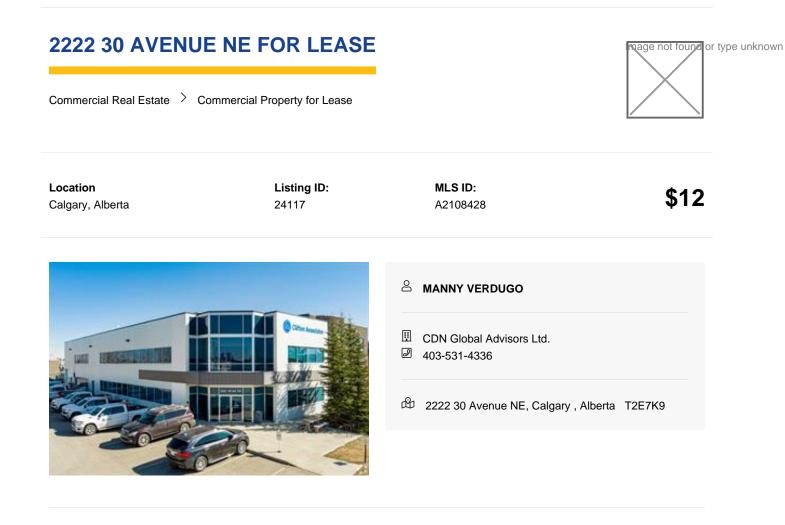


Generated: Nov 21, 2024, 9:44:49

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Transaction Type	Days On Market	Lease Amount
For Lease	196	12.00
Lease Frequency	Subdivision	Building Type
Annually	South Airways	Office Building
Year Built	Structure Type	Property Type
2006	Office	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Office	15261.00	1417.78
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
32670	0.75	N/A
Restrictions Call Lister	Reports Call Lister	

Available for Sale or Lease: A 15,261 SF freestanding office/flex building on 0.75 Acres in South Airways Industrial Park, near 30 Avenue and 19 Street NE. Zoned C-COR 3, allowing a wide variety of commercial uses. This two-story office building features private offices, a bullpen area, 2,249 SF of lab space, and 996 SF of warehouse space on the main floor. The second floor includes private offices, a kitchenette with a lunchroom area, and a large open concept area, with additional space for storage or recreational use. The building offers heavy power at 400 amps, 120/208 Volt (TBV), ideal for the lab space. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE. The Lease Rate is \$12.00 PSF and the Op. Costs at \$6.25 PSF; thus a total of \$18.25 PSF. The Sale price is asking at \$3,800,000. Can't find the right space out there? Call to inquire about finding the right space to lease or purchase.

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