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## SECOND FLOOR, 7220 44 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
25403


**MLS ID:**  
A2134408

**\$12**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Second Floor, 7220 44 Street SE, Calgary , Alberta T2C 3A7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 100	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Foothills	<b>Year Built</b> 1982
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 2270.00	<b>Building Area (Sq. M.)</b> 210.89	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

2,270 Sq. Ft. of good quality second floor office located in the heart of Foothills Industrial Park. This office space features a reception area, 9 private offices, boardroom, training room, kitchenette, and two washrooms. 6 – 8 parking reserved parking stalls may be arranged. Bus transportation available on Barlow Trail SE. Several amenities such as Tim Hortons, McDonald's, and other retailers available near 52 Street SE and 72 Avenue SE. Close proximity to 72 Avenue SE, Barlow Trail SE, Glenmore Trail SE and Deerfoot Trail SE. The Lease rate is \$12.00 PSF and Operating Costs is 3.75 PSF (Total of \$15.75 PSF + Management Fees). Utilities are NOT 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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