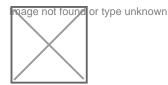


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 405, 1100 8 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 25666

**MLS ID:** A2135260

\$37



△ JIM HUYNH

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□ CIR Realty

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405, 1100 8 Avenue SW, Calgary, Alberta T2P 3T8

Transaction Type Days On Market Lease Amount

For Lease 81 37.00

Lease Frequency Subdivision Building Type

Monthly Downtown West End Commercial Mix, Condo Complex

Year BuiltStructure TypeProperty Type1980High Rise (5 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Office 772.00 71.72

Inclusions Reports Reports

See schedule A

Landlord Approval, None Known, See
Remarks

Remarks

Potential sublease income is \$5000 per month( The landlord can build 10 cubical offices if needed at the landlord's expense) The current lease rate is \$37/sq.ft. works out to \$2380.33/month. This is a great opportunity to lease your office space, it can be used for lawyer offices, accountants, engineers, and property management...Tenants can access the swimming pool, hot tub, and sauna/steam room shower by key fob. The Tenant may be able to take possession immediately.

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