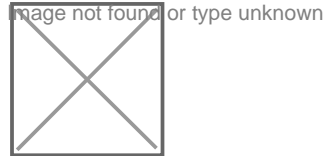


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 81	<b>Lease Amount</b> 37.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown West End	<b>Building Type</b> Commercial Mix, Condo Complex
<b>Year Built</b> 1980	<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 772.00	<b>Building Area (Sq. M.)</b> 71.72
<b>Inclusions</b> See schedule A	<b>Restrictions</b> Landlord Approval, None Known, See Remarks	<b>Reports</b> Floor Plans

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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