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## 7136 11 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
29137


**MLS ID:**  
A2191412

**\$15**



 **HEESUNG NA**  
 (403) 805-9890

 URBAN-REALTY.ca  
 403-590-2233

 7136 11 Street NE, Calgary , Alberta T2E 8X3

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|--|---|--|
| <b>Transaction Type</b><br>For Lease     | <b>Title</b><br>Fee Simple                              | <b>Days On Market</b><br>126   |
| <b>Lease Amount</b><br>15.00             | <b>Lease Frequency</b><br>Monthly                       | <b>Lease Term</b><br>Negotiable  |
| <b>Zoning</b><br>I-B f1.0                | <b>Subdivision</b><br>Deerfoot Business Centre          | <b>Building Type</b><br>Commercial Mix,Free-<br>Standing,Institutional,Office<br>Building,Retail,Sports and Recreation |
| <b>Year Built</b><br>2017                | <b>Structure Type</b><br>Flex                           | <b>Property Type</b><br>Commercial   |
| <b>Property Sub Type</b><br>Office       | <b>Legal Plan</b><br>2011557                            | <b>Building Area (Sq. Ft.)</b><br>51986.03   |
| <b>Building Area (Sq. M.)</b><br>4829.62 | <b>Lot Size (Sq. Ft.)</b><br>47480                      | <b>Lot Size (Acres)</b><br>1.09  |
| <b>Construction Type</b><br>Concrete     | <b>Roof</b><br>Concrete                                 | <b>Foundation</b><br>Poured Concrete   |
| <b>Inclusions</b><br>N/A                 | <b>Restrictions</b><br>Board Approval,Landlord Approval | <b>Reports</b><br>Appraisal,Environmental Phase 1,Floor<br>Plans,Land Survey   |

Welcome to the Swift Centre located at 7136 11th Street NE, Calgary! Swift Centre is a contemporary and professionally managed office building that offers a range of flexible leasing options to suit the needs of modern businesses. Whether you require a single unit or wish to combine spaces, we provide adaptable solutions to meet your requirements. Operating cost is \$15.00 and base rent is based on the market rate. All of our units features high-quality and well thought-out structures, each each floor includes washrooms for your comfort and convenience. Main floor is perfect for a daycare business and has a grass playground available at the side of the building—making it a perfect setup for childcare services. On the third floor, you can enjoy the exclusive benefit of a stunning rooftop patio, complemented by an open atrium - perfect for relaxation or informal meetings. There are 80 underground spaces and 11 surface spots available for tenants and visitors. Located just minutes from Deerfoot City, you'll have easy access to popular retailers such as Walmart and Canadian Tire, as well as excellent connectivity to major transport routes. The zoning at the Swift Centre is ideal for a wide variety of uses, including Child care services, indoor recreation, medical practices, and more. Whatever your business needs, we are confident that we can offer a space that aligns with your goals. Call for a tour, Don't miss out on this prime location to grow your business!

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