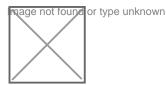


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

Transaction Type Title Days On Market

For Lease Fee Simple 126

Lease Amount Lease Frequency Lease Term

15.00 Monthly Negotiable

Zoning Subdivision Building Type
Commercial Mix,Free-

I-B f1.0 Deerfoot Business Centre Standing, Institutional, Office

Building, Retail, Sports and Recreation

Year BuiltStructure TypeProperty Type2017FlexCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 2011557 51986.03

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

4829.62 47480 1.09

Construction TypeRoofFoundationConcreteConcretePoured Concrete

Inclusions Restrictions Reports

N/A Board Approval, Landlord Approval

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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