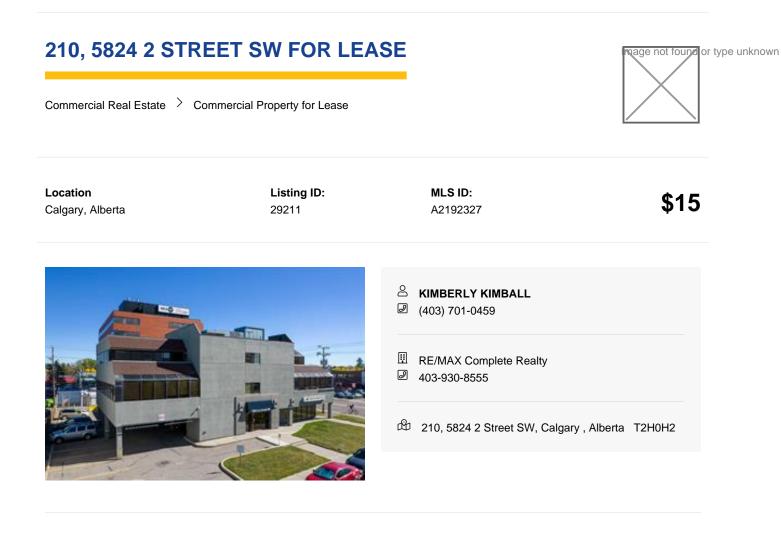


Generated: Apr 19, 2025, 2:12:47

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Transaction Type	<b>Days On Market</b>	Lease Amount
For Lease	73	15.00
Lease Frequency	Subdivision	Building Type
Annually	Manchester	Office Building
<b>Year Built</b>	Structure Type	Property Type
1980	Office	Commercial
Property Sub Type	<b>Office (Sq. Ft.)</b>	Building Area (Sq. Ft.)
Office	1343.0000	1606.00
Building Area (Sq. M.)	<b>Cooling</b>	<b>Heating</b>
149.20	Full	Central
Commercial Amenities See Remarks	Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,Public Transportation Nearby,Visual Exposure	Inclusions N/A
<b>Restrictions</b> Landlord Approval,Noise Restriction	<b>Reports</b> Floor Plans	

Professionally managed building with direct exposure to 58th Avenue SW. This is 2nd floor space directly across from the elevator. Potential for 1,317sf or 2,923sf (Units 200&210). Mix of private and open bullpen areas. Assigned parking at reasonable rates, and street parking on 2nd Street. Abundant of natural light. Bus stop directly in front of building on 58th Ave. 2 blocks from Chinook Centre Mall and LRT Station. Easy access to Macleod, Glenmore and Deerfoot Trail. 10 minutes to downtown.

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