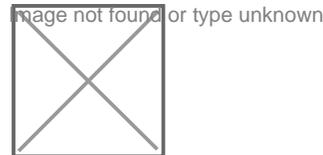


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

SUITE 204, 4712 13 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
30988

MLS ID:
A2231736

\$10



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Suite 204, 4712 13 Street NE, Calgary , Alberta T2E 6P1

Transaction Type For Lease	Days On Market 324	Lease Amount 10.00
Lease Frequency Annually	Subdivision McCall	Year Built 1975
Structure Type Industrial	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 2012.00	Building Area (Sq. M.) 186.92	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

2,012 Sq. Ft. second floor office located near 45 Avenue NE and 13 Street NE. This office space consists of three private offices, open concept area, storage room, and lunchroom/kitchenette. There are men's and women's washrooms available in the common area. There is ample free surface scramble parking. In addition, there excellent signage opportunity with McKnight Boulevard NE exposure. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$10.00 PSF and Operating Costs is \$9.12 PSF (Total of \$19.12 PSF). Utilities are included in the operating costs. Improvements are negotiable. Available immediately.

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