

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.

9A, 1035 64 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34215

MLS ID:
A2290275

\$26



 **ESTELLE TRAN**
 (403) 993-2898

 KPLI Real Estate Corporation
 403-554-8453

 9A, 1035 64 Avenue SE, Calgary , Alberta T2H 2J7

Transaction Type For Lease	Days On Market 57	Lease Amount 26.00
Lease Frequency Annually	Subdivision Highfield	Year Built 2024
Structure Type Industrial	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 7312.00	Building Area (Sq. M.) 679.30	Inclusions N/A
Restrictions Landlord Approval	Reports Floor Plans, Title	

7,312 SF of Class A office/medical space available on the second floor. Unit 9A is fully demisable to accommodate a range of size requirements and can be combined with Unit 9B for a total of 12,356 SF. Located at the intersection of Glenmore Trail and Deerfoot Trail with illuminated third-floor signage visible to 119,000 vehicles daily. The building features a zero-step entrance, dual elevators, 200 complimentary surface parking stalls, 22 heated indoor stalls, on-site diesel backup generator, fibre-optic internet, and EV charging stations. Operating Costs: \$15.36 PSF

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.