

Lease

FEATURES

- Close to Deerfoot Tr. and Airport
- 5 min. to downtown
- Attractive space



Property Information

Bay 5 and 5A, 1411 – 25 AVENUE NE, CALGARY

| | BAY 5 MAIN FLOOR | BAY 5A 2 ND FLOOR |
|-------------------|-------------------------------|---|
| Office | 1,590 sq. ft. | 1,590 sq. ft. |
| Warehouse | <u>2,010 sq. ft.</u> | -- |
| Total Area | 3,600 sq. ft. | 1,590 sq. ft. |
| | | 5 offices, 1 open area, 1 reception area |
| Loading | 1- 12' x 14' grade level door | -- |
| Power | 200 amps | -- |
| Washroom | Two | Two |
| Parking | 4 stalls | 4 stalls |
| Yard | Fenced at rear for parking | |
| Available | Immediately | |
| Lease Rate | \$9.00 psf | |
| Op Costs | \$3.00 psf | |

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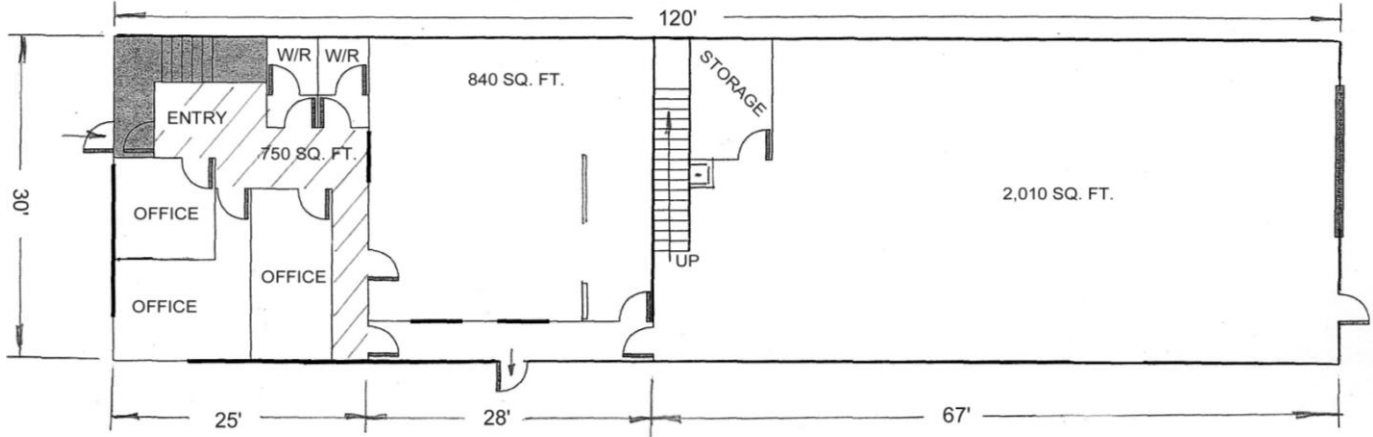
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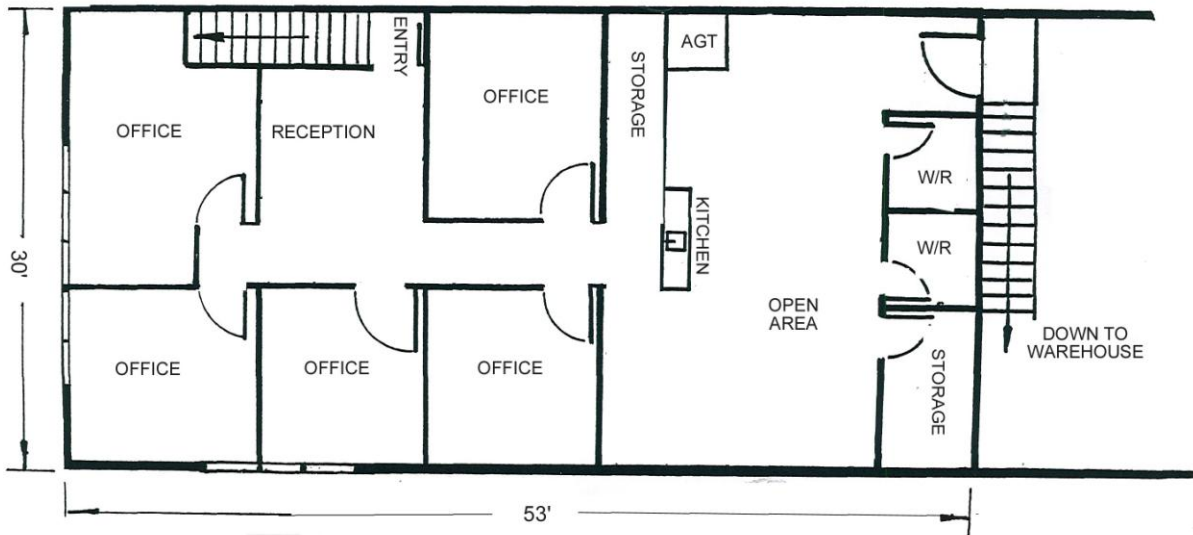


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Commercial Real Estate Services



MAIN FLOOR
1411 - 25 AVE NE
CALGARY AB
BAY 5



2ND FLOOR OFFICE AREA
1411 - 25 AV NE
CALGARY AB
BAY 5A

