

# FOR LEASE

## 1009 - 4th Avenue SW

Calgary, AB

April 2012

Outstanding Rates  
Parking Ratio  
Op. Costs!!



### Property Features

- Outstanding location in the downtown core.
- Terrific parking ratio.
- Unique environment with fantastic river views.
- Landlord is Dharma Realm Buddhist Association.
- Two minute walk from the LRT.
- Building faces directly onto the Bow River

FOR FURTHER INFORMATION, PLEASE CONTACT:

**Jim Courtney**

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# NAI Commercial

Commercial Real Estate Services, Worldwide.

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### Lease Information

#### Available Space

Main Floor: 6,000 sq. ft.  
Lower Level: 9,100 sq. ft. +/-

Building Class: B

Number of Floors: 4

Typical Floor Size: 9,100 sq. ft. +/-

Parking Ratio: 2 stalls per 1,000 sq. ft.  
(Total of 32 Stalls)

Rate: \$160.00/ month

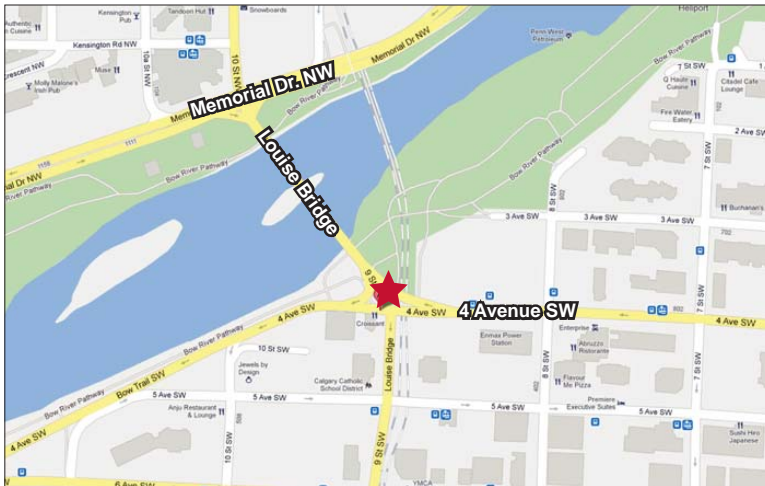
#### Base Rent

Main Floor: \$9.00 p.s.f.  
Lower Level: \$6.00 p.s.f.  
Op Cost: \$1.65 p.s.f. (2011 Actual)

Occupancy: 30 Days

Tenant Improvement: None available

### Location Map



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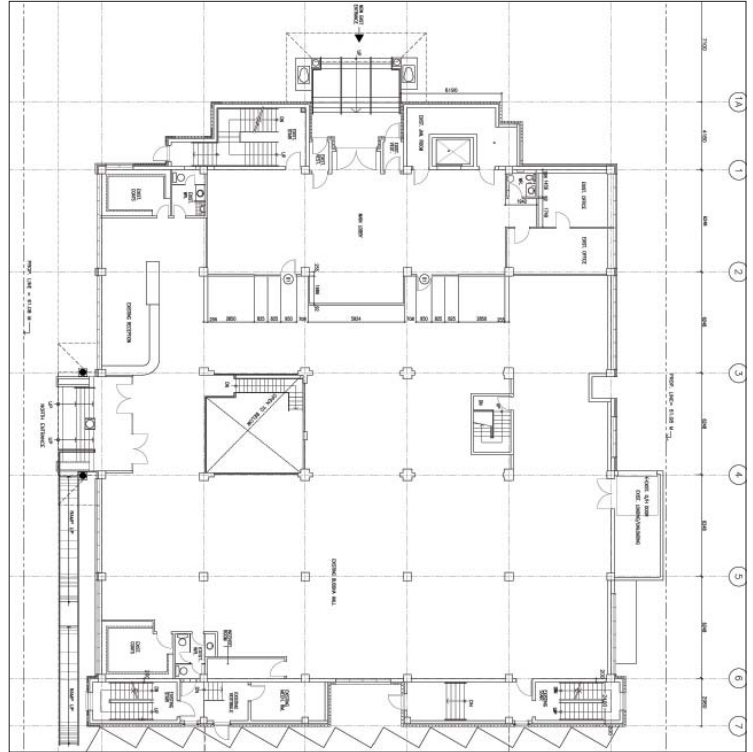
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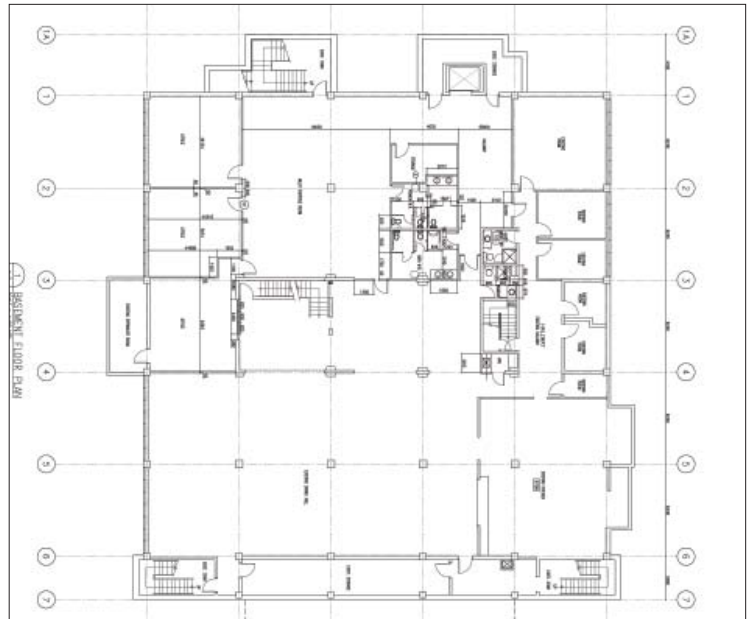
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

### Floor Plans

#### Main



#### Lower



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