

FOR SUBLEASE

1161 - 40 Avenue NE
Calgary, AB



FOR SUBLEASE

Up to 10,000 SQ. FT.

Highlights

- Up to 10,000 sq. ft. (2 Options Available)
- Ample Parking.
- Drive-In Bay Doors.
- 225 amp per bay.
- New electrical and cat 5 run throughout.
- Ease of access to 32nd Ave and McKnight.



FOR FURTHER INFORMATION, PLEASE CONTACT:

Sean Fillion
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Direct: (403) 291-8871
Cell: (403) 988.1605

NAI Commercial

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com

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Property Description

Leasable Area:

Option A - 10,000 +/- sq. ft. (Sublease)

Option B - 8,195 +/- sq. ft. (Sublease)

Net Rate: Market

Op. Costs: \$3.90 p.s.f. (est. 2012)

Parking: Assigned

Location Map



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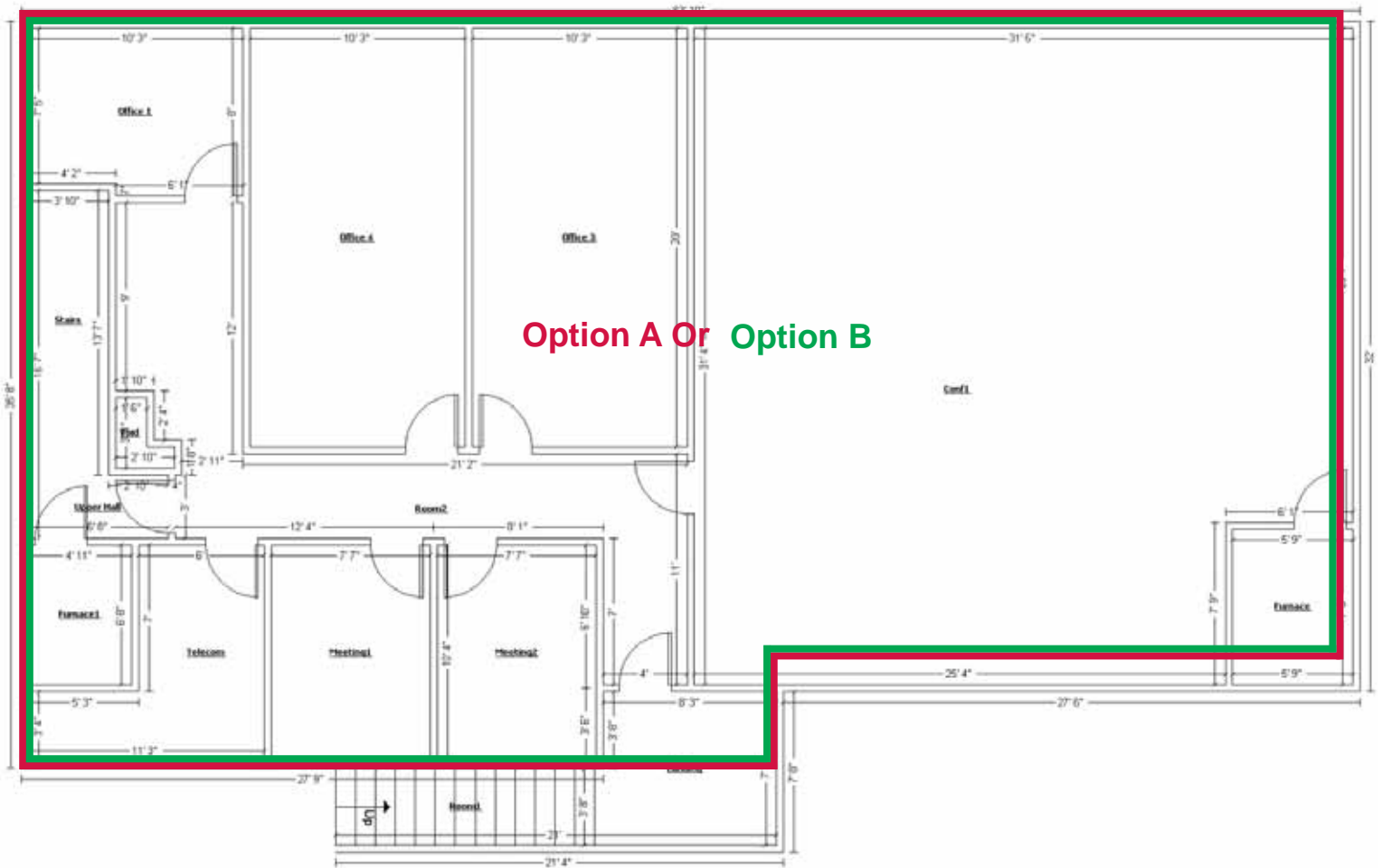
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Upper Level Floor Plan



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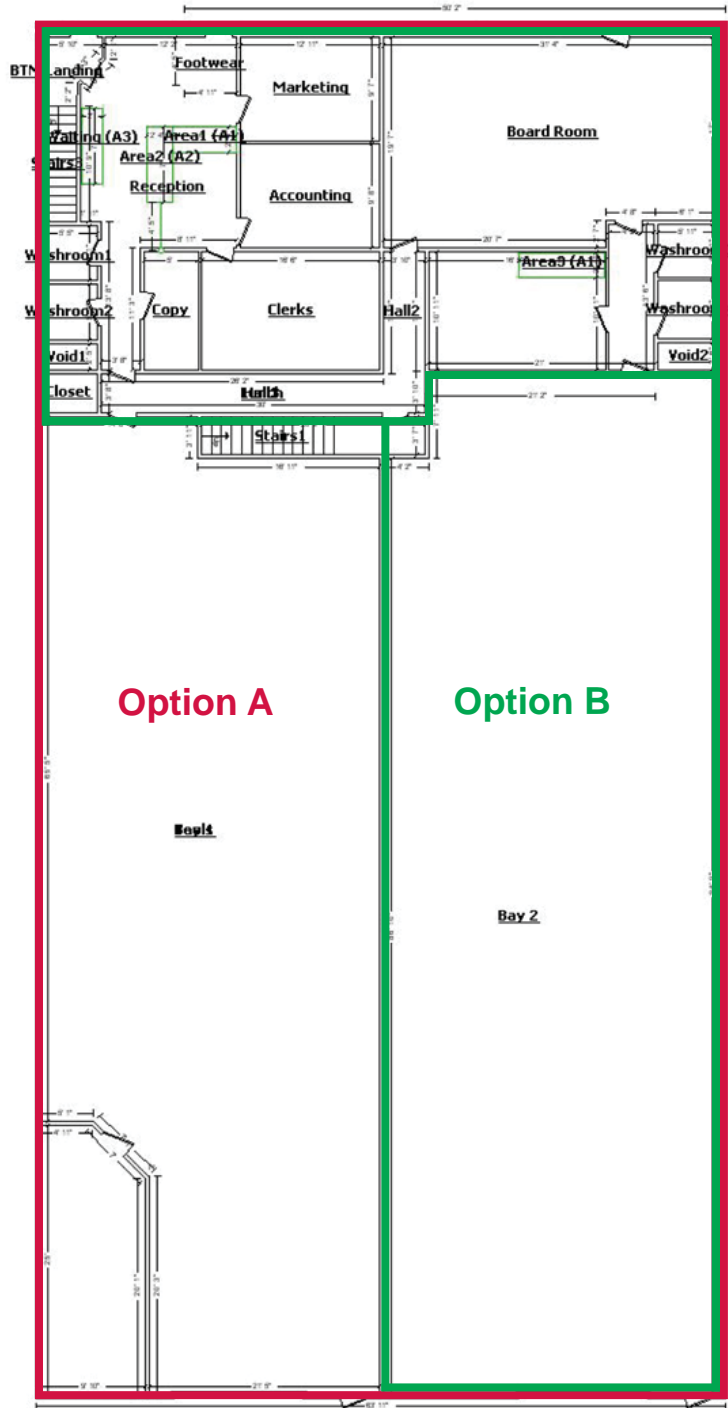
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**1161 - 40 Avenue NE
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Back Shop Floor Plan



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