

**FOR LEASE**  
**1204 - 3rd street SE**  
**Calgary, AB**



**FOR LEASE**  
**1,559 sq. ft.**

#### Highlights

- Character space
- Two floors with separate entrances
- Exposed brick though-out
- Great access to Downtown, Stampede Park
- Sub-lease is 3 years-7months with option for head-lease
- Private washroom

FOR FURTHER INFORMATION, PLEASE CONTACT:

**Sean Fillion**  
sfillion@naicalgary.com  
Direct: (403) 291-8871  
Cellphone: (403) 988-1605

**NAI Commercial**

Commercial Real Estate Services, Worldwide.

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.

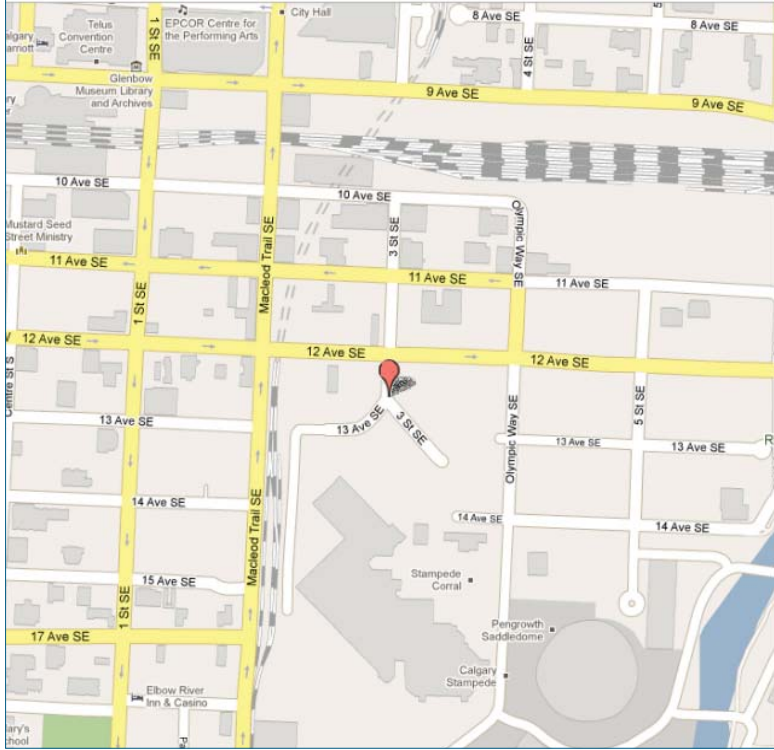
Suite 211, 4014 Macleod Trail S  
Calgary, AB T2G 2R7  
Tel: (403) 214-2344  
Fax: (403) 214-0244  
www.naicalgary.com

# FOR LEASE

## 1204 - 3rd street SE

Calgary, AB

### Location Map



### Property Description

Leasable Area: 1,559 sq. ft.  
Available: Two Floors; Unit 17, 18  
Parking: \$150/month (surface)  
Net Rate: Market  
Op. Costs: \$ 10 p.s.f.



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