

FOR LEASE
The Bridges
175 - 8A Street NE
Calgary, AB

**NEW
OFFICE
OR
RETAIL**

LEASED MEDICAL OFFICE

**AVAILABLE
SPACE
NOW**

FOR LEASE

1069 +/- sq. ft.

Highlights

- 1,069 +/- square feet in a high visibility location. (subject to BOMA measurements);
- Immediate possession with tenant improvements (TBN);
- Tenants Include:
 - Scotia Bank
 - Benwood Interiors
 - Urban Design
 - Physio Therapists
 - Subway
 - Result Fitness
 - Active Physio
 - Medical Facility

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NAI Commercial

Commercial Real Estate Services, Worldwide.

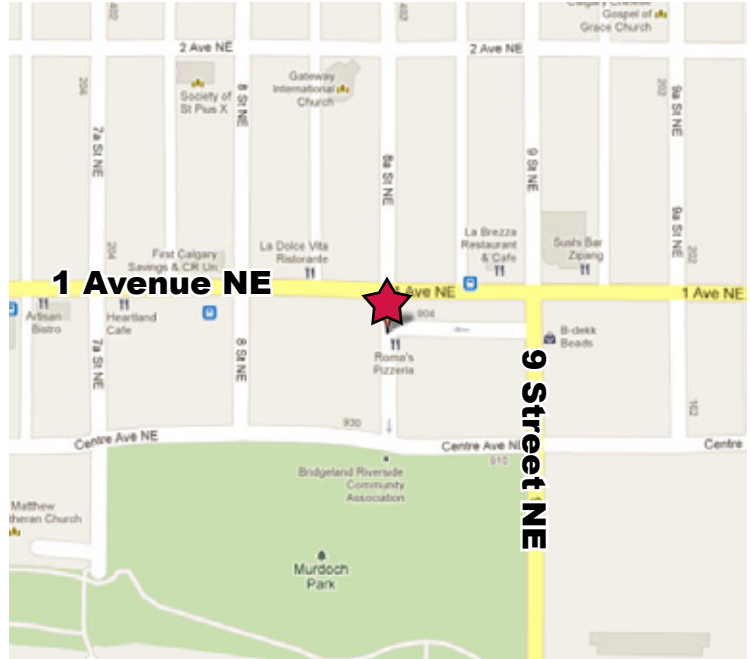
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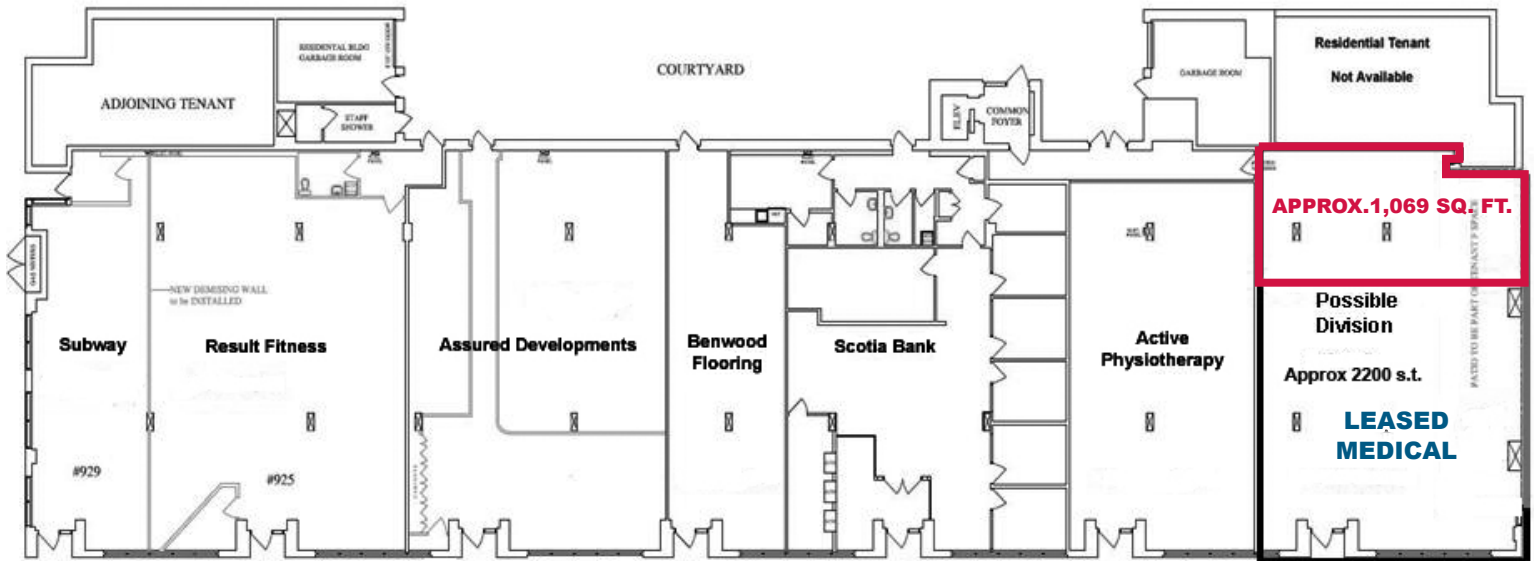
Property Description

- Available Space:** 1,069 sq. ft.
- Operating Costs:** \$10.00 p.s.f. +/-
(Includes utilities except for lights)
- Rental Rate:** Market
- Parking:** Underground and Street Level
- Electrical:** 100 Amp Service +/-
- Loading Doors:** At Rear
- Electrical:** 100 Amp Service +/-
- Loading Doors:** At Rear
- Uses:** Excellent for Restaurant, Retailers, Spas, Accountants, Beauty, Lawyers and Counsellors.

Location Map



Site Plan



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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.