

# FOR LEASE 397 Midridge Drive SE

Calgary, AB



## Highlights

- New development planned across the street from Midnapore Mall and one block east of Macleod Trail.
- Up to 9,800 square feet of retail and 9,300 square feet of 2nd floor office with a total of 57 parking stalls.



# FOR LEASE 19,100 sq. ft.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Commercial Real Estate Services, Worldwide.

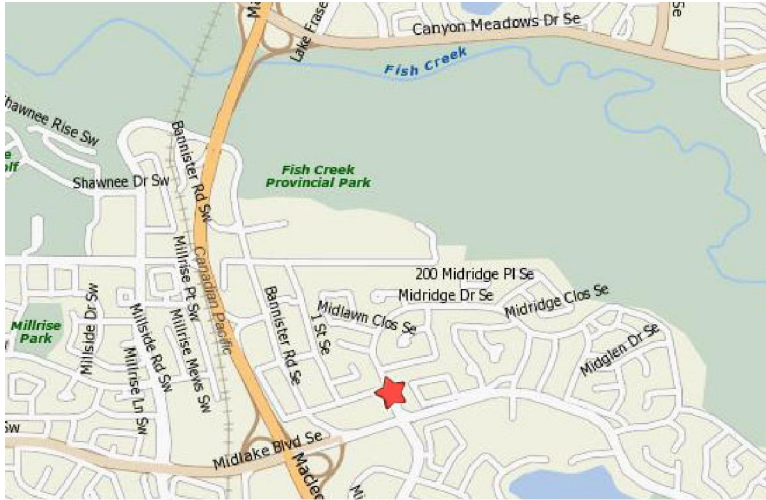
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# FOR LEASE

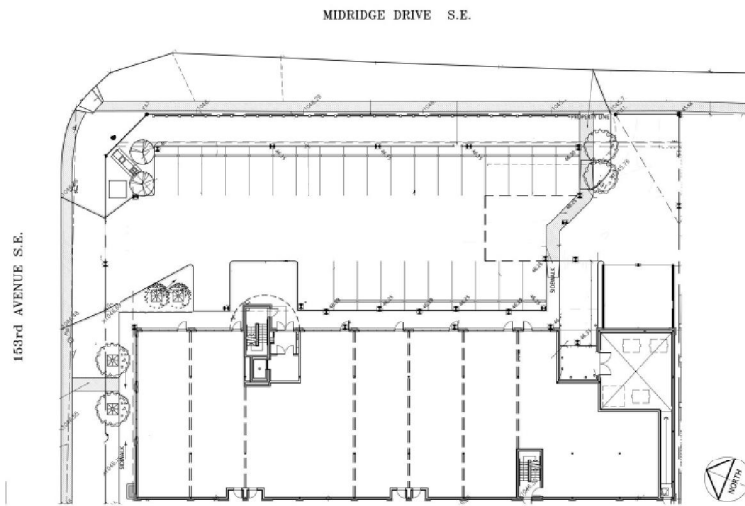
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### Location Map



### Site Map



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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.

### Property Description

**Leasable Area:** 19,100 sq. ft.  
**Available:** Fall 2010  
**Parking:** 29 above ground  
 28 under ground  
**Net Rate:** \$27.00 p.s.f. Main Floor  
 \$19.00 p.s.f. Second Floor  
**Op. Costs:** \$8.50 p.s.f. (2010)

#### Main Floor

Unit #	Square Feet
1	1,184
2	1,184
3	1,985
4	1,184
5	1,184
6	1,184
7	1,878

#### 2nd Floor

Unit #	Square Feet
200	1,000 up to 9,300

### Floor Plans

