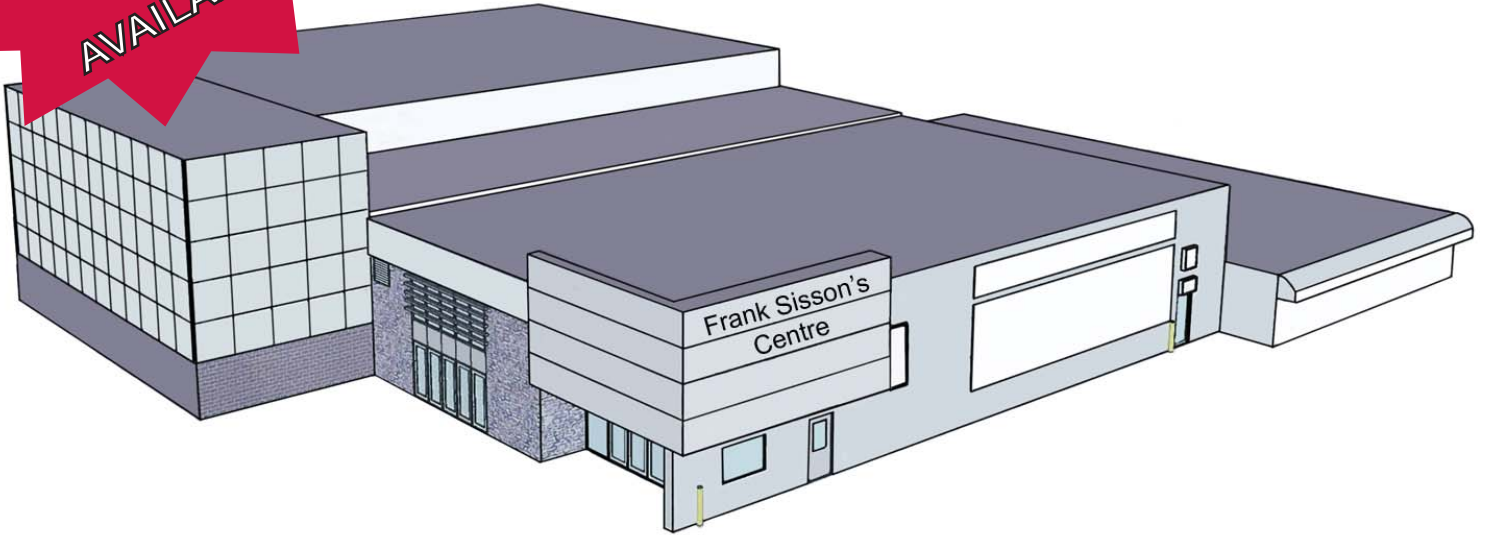


**FOR LEASE
PRIME RETAIL/SHOWROOM SPACE**

**4303 - 9 Street SE
Calgary, AB**

February 2012

**TENANT
IMPROVEMENT
\$\$\$\$
AVAILABLE**



**FOR LEASE
PRIME RETAIL/
SHOWROOM SPACE**

Highlights

- Ideal for Retail/Showroom use.
- Excellent Location: 42nd Avenue & 9th Street SE.
- Landlord undertaking major exterior renovations.
- Ample Parking.
- On site Café, ideal for customers, meetings, etc...

FOR FURTHER INFORMATION, PLEASE CONTACT:

Jim Courtney
jcourtney@naicalgary.com
Direct: (403) 291.8873

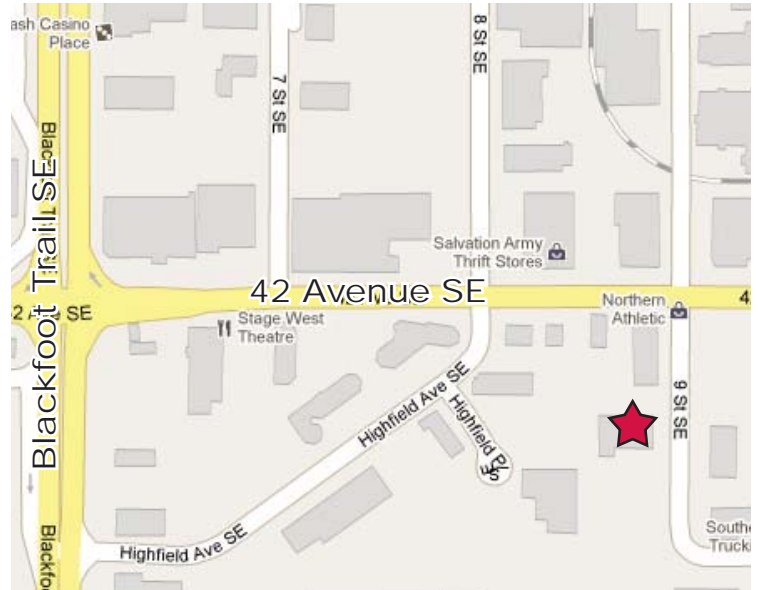
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PRIME RETAIL/SHOWROOM SPACE
4303 - 9 Street SE
Calgary, AB **February 2012**

Property Description

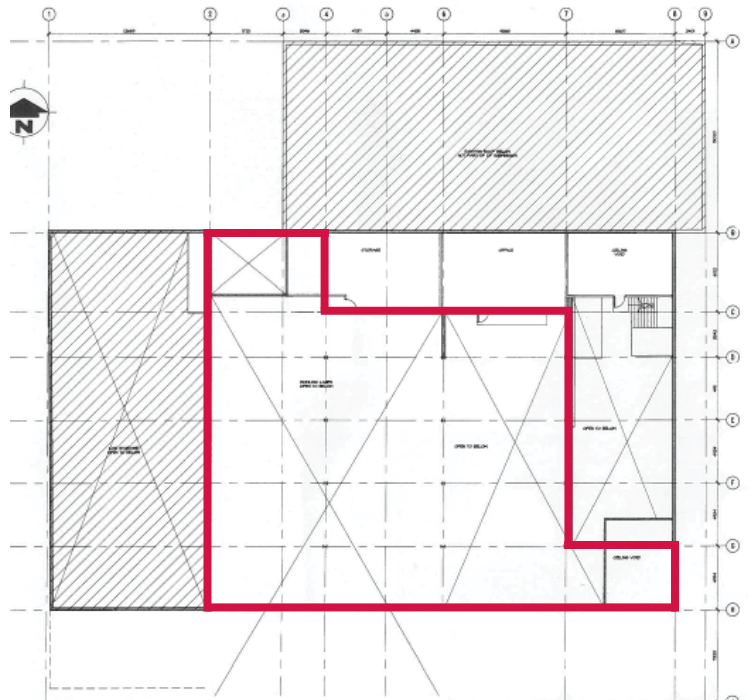
	Total Sq. Ft
Bay 1:	
Main Floor - Bay:	2,575 sq. ft.
Mezz. Level - Office:	<u>435 sq. ft.</u>
Total:	3,300 sq. ft.
Doors: D.I = 1 @ 12ft. x14ft., and 1 man door	
Bay 2:	
Main Floor - Bay:	2,410 sq. ft.
Mezz. Level - Office:	<u>720 sq. ft.</u>
Total:	3,130 sq. ft.
Doors: D.I = 1 @ 12ft. x14ft., and 1 man door	
Bay 3:	
Main Floor - Bay:	2,060 sq. ft.
Mezz. Storage:	192 sq. ft.
Mezz. Level - Office:	<u>640 sq. ft.</u>
Total:	2,892 sq. ft.
Doors: D.I = 1 @ 12ft. x14ft., and 1 man door	

- Area:** 7,800 +/- sq. ft. plus
400 +/- sq. ft. = Total of 8,200 sq. ft.
- Ceiling Height:** 22 ft. clear (TBV)
- Term:** 5 - 10 Years
- Net Rate:** \$12.00/sq. ft.
- Op. Costs:** \$5.25 p.s.f. (2011)
(INCLUDES UTILITIES)
- T.I.:** Negotiable
- Parking:** 25 Stalls
- Occupancy:** January 2012
- Signage:** Pylon Sign at the Front of the Building,
and Large Signage position on the front
of the the building.
- Exterior Renovations:** The Landlord has plans to make
substantial exterior renovations to
upgrade and update, at his cost.

Location Map



Floor Plan



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.

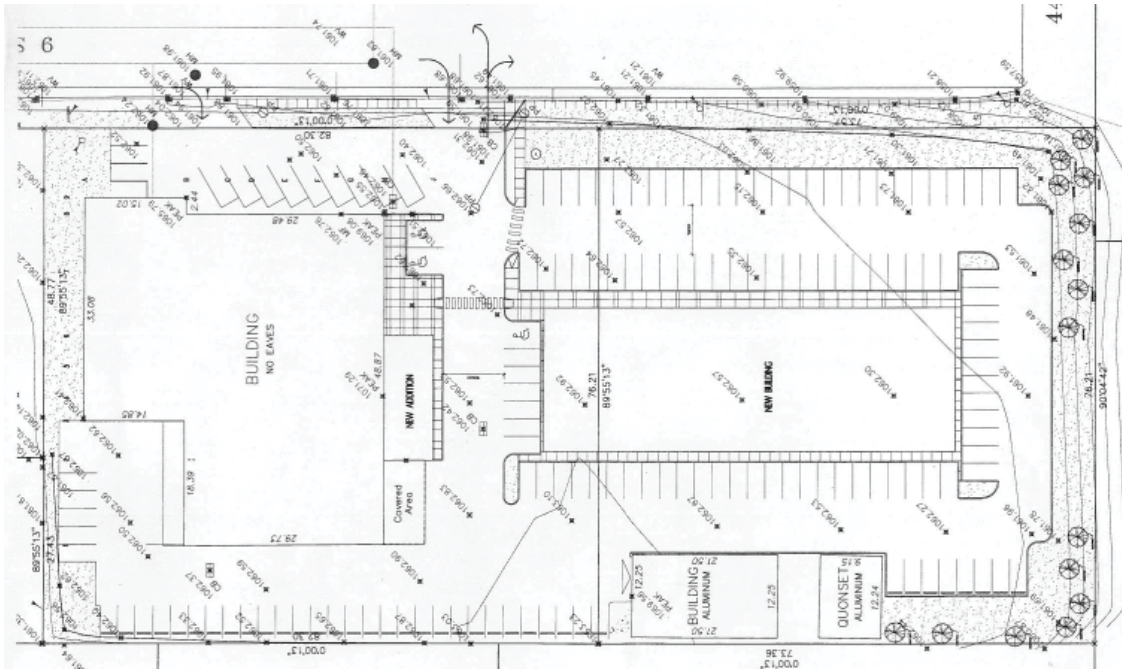
FOR FURTHER INFORMATION, PLEASE CONTACT:

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

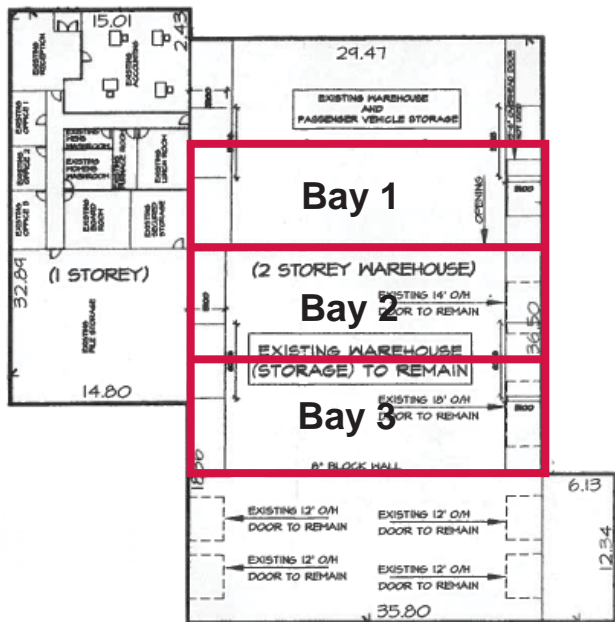
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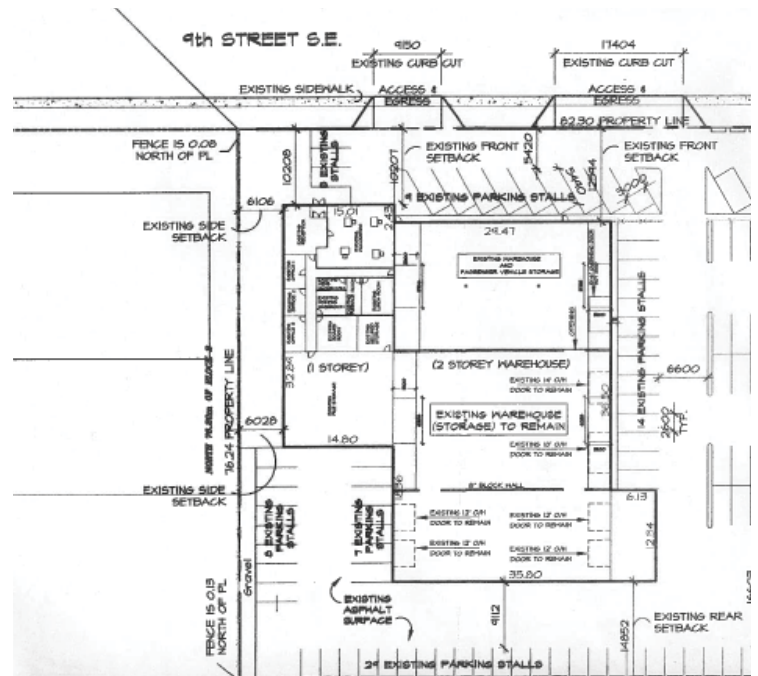
Landscape Plan



Bay Plan



Building Plan



NAI Commercial

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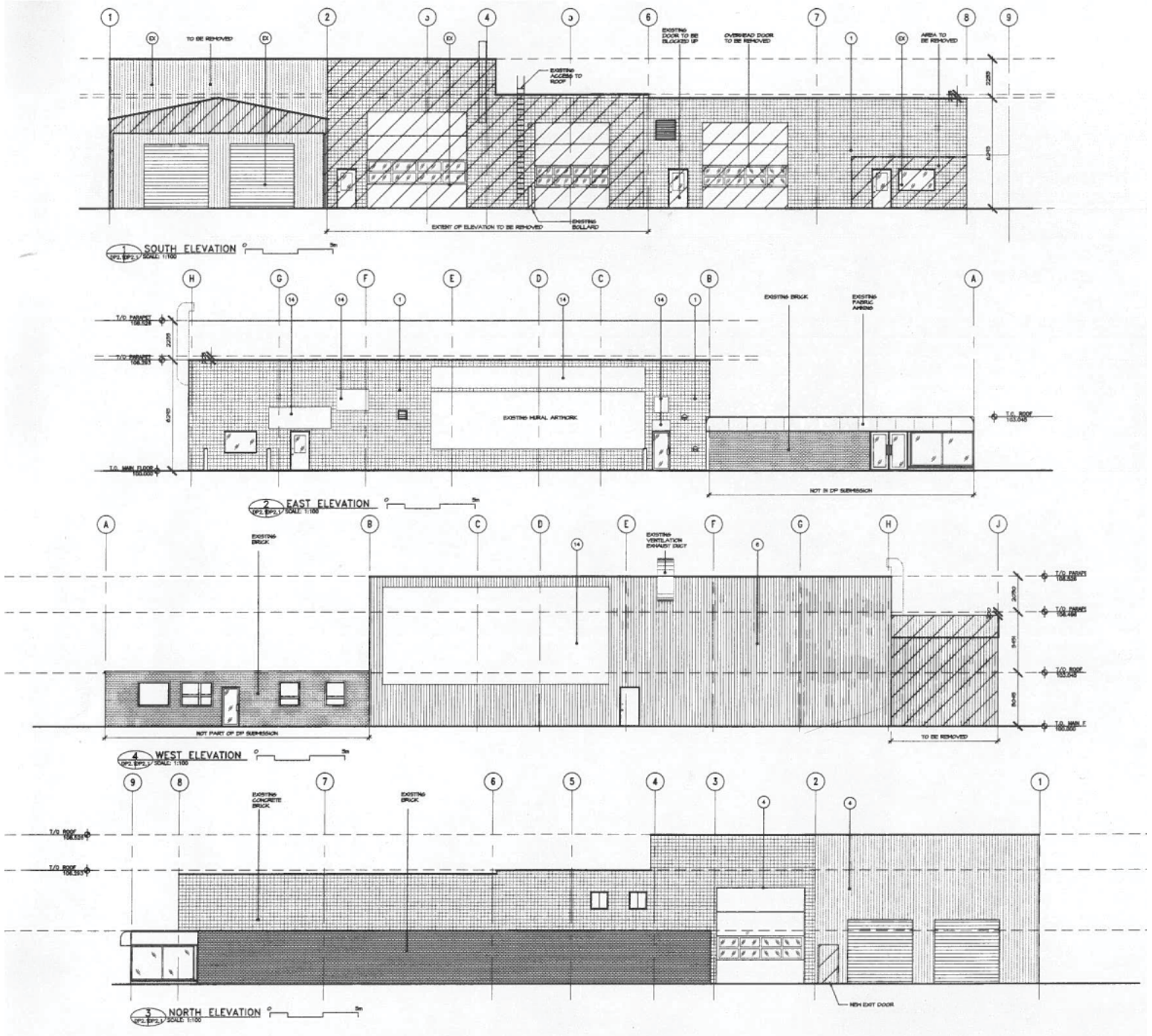
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Elevations



NAI Commercial

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