

FOR LEASE
#7, 4351 104 Avenue S.E.

Calgary, AB



FOR LEASE

3,652 Sq. Ft.

Highlights

- 2 offices, reception and kitchen;
- Front office is professionally developed;
- Warehouse area includes one ton overhead crane;
- Fully furnished, included in the rent;

FOR FURTHER INFORMATION, PLEASE CONTACT:

Larry Thomas
ldt@shaw.ca
Direct: (403) 475-0514

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: Unit #7: 3,652 sq. ft.

Available: July 1st, 2011

Reno Rate:

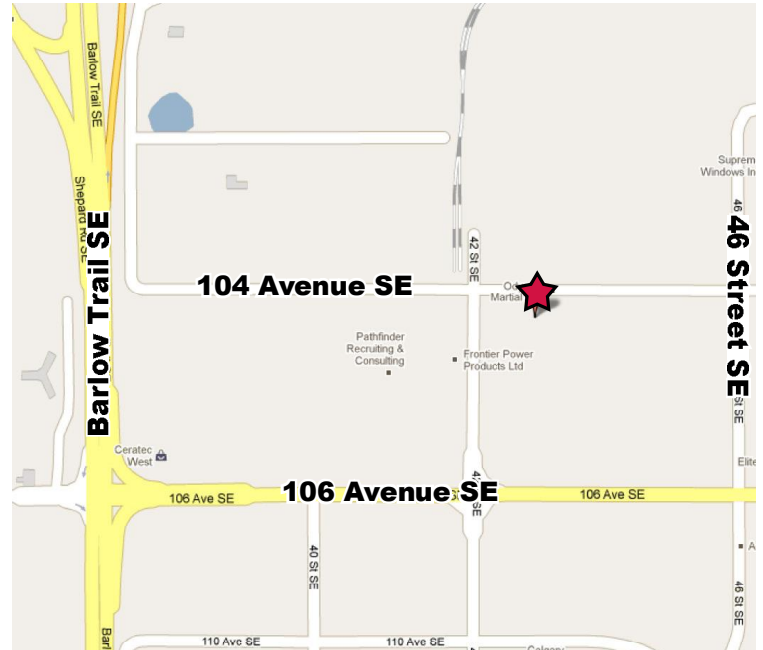
Year 1	\$12.00
Year 2	\$12.50
Year 3	\$13.00
Year 4	\$13.50
Year 5	\$15.00

Op. Costs: \$1,325 per month includes water.
gas and electricity are separate.

Term: 3 to 5 year term acceptable

Power: 200 AMP

Location 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.

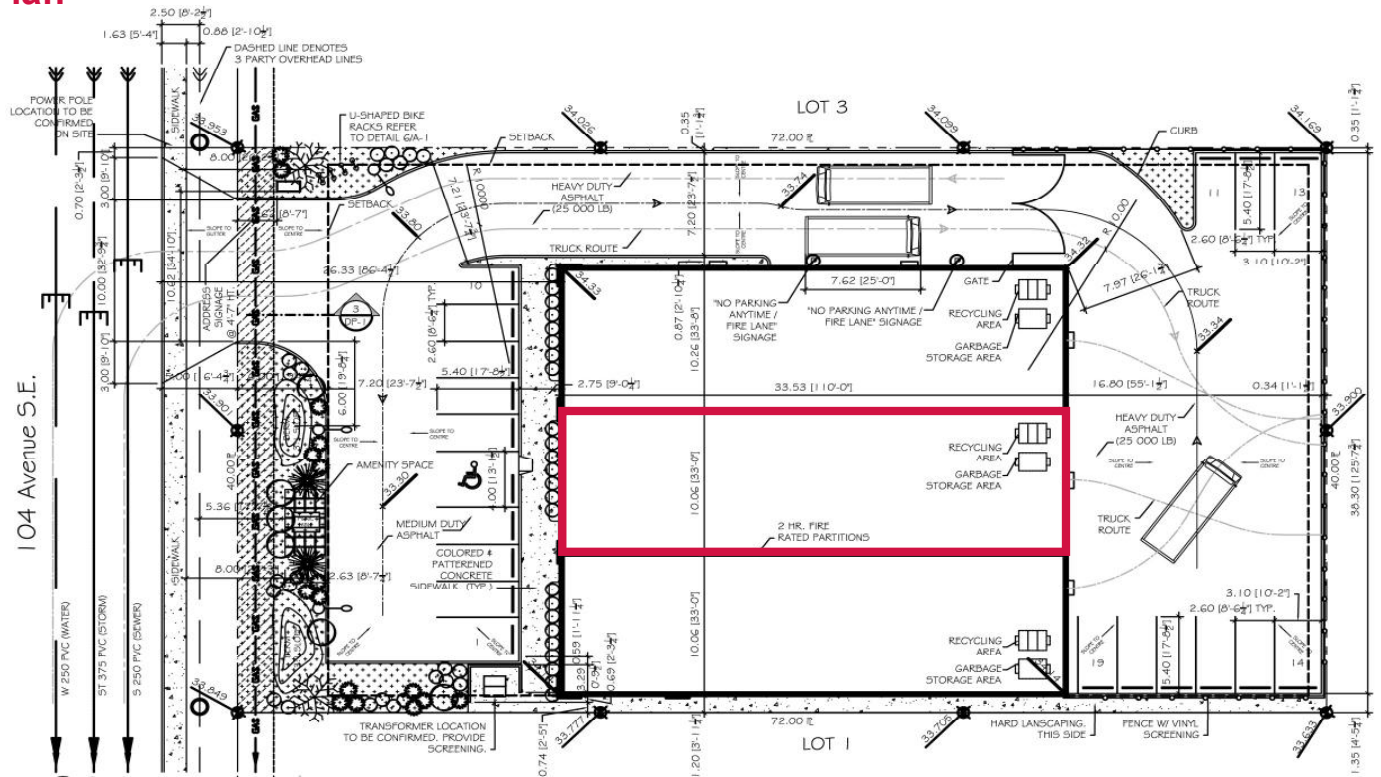
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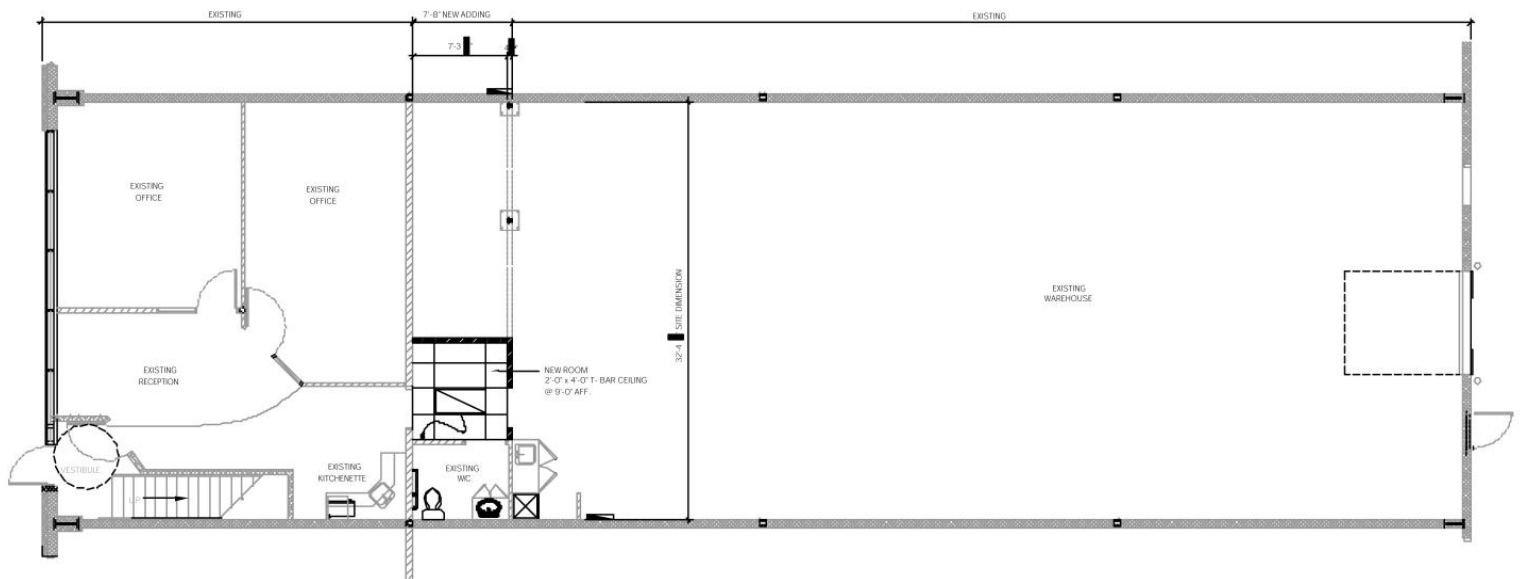
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Site Plan



Floor Plan



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