

FOR LEASE

Office or Retail - Great Exposure

495 - 8 Street SW

Calgary, AB

**NEW
LISTING**



Highlights

- Brand new complex with a total of 12 commercial bays on main floor and 240 apartment condos above (East and West Towers).
- End Cap unit with plenty of glass on both sides, approved for a restaurant. Excellent for office and retail use.
- Surrounded by plenty of apartments (more than 1600 within 2 blocks) and office towers (1 block from local train station)
- On very busy street in the midst of downtown Calgary, lots of walking traffic - close to public transportation and Eau Claire Market
- Other surrounding retail include Starbucks, McDonalds, Subway and Tim Hortons which are all located within 1.5 blocks.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NAI Commercial

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Office and Retail Opportunity

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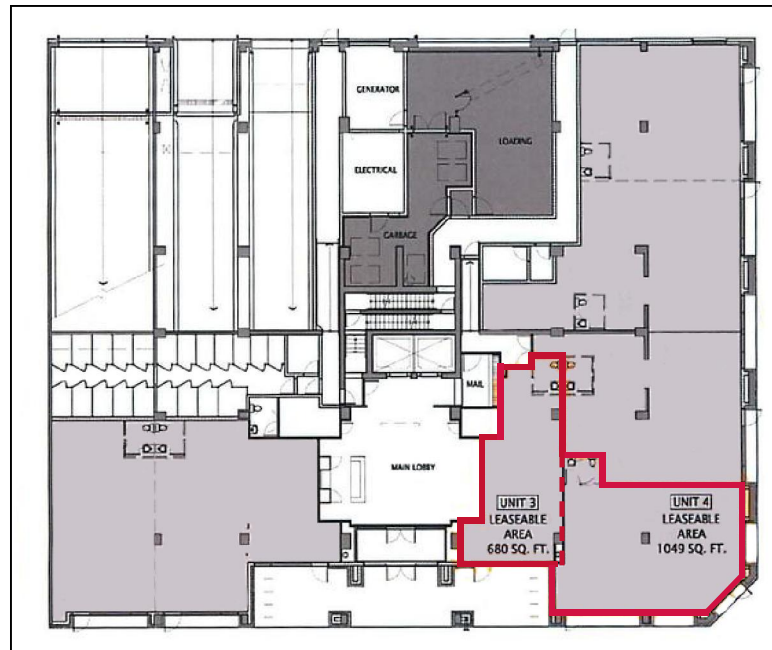
Property Description

- Leasable Area:** 1,729 sq. ft. +/-
- Net Rate:** Market
- Op. Cost:** \$11.70 p.s.f. +/-
- T.I. Allowance:** Negotiable
- Parking:** Indoor and street
- Available:** Immediately
- Loading:** Loading door at rear

Location Map



Floor Plan



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