

**FOR LEASE**  
**6204 - 6A Street SE**

**Calgary, AB**



**FOR LEASE**

**6,000 Sq. Ft.**

**Highlights**

- Great access from Glenmore and Blackfoot Trail;
- Ample free parking;
- Common area boardroom and flex area for all tenants use;
- Best of all is that it can be all had for today's price of \$15-17/foot a net including all utility costs!.

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**Sean Fillion**  
sfillion@naicalgary.com  
Direct: (403) 291-8871

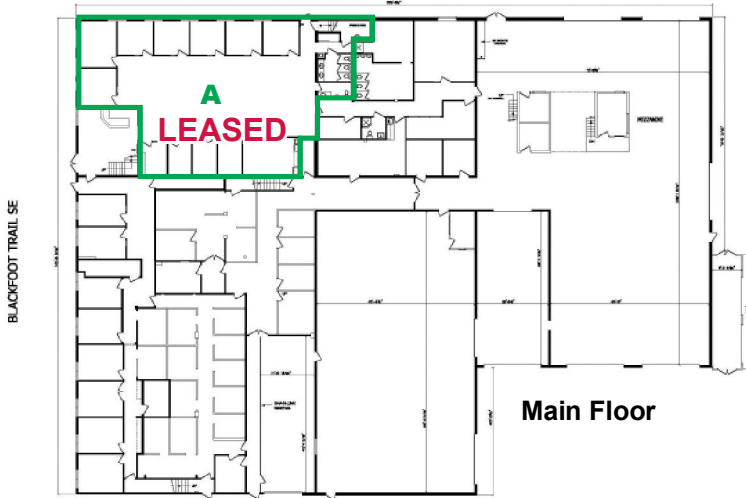
# FOR LEASE

## 6204 - 6A Street SE

### Calgary, AB

## Floor Plans

Space can be Leased in Demisable Areas with each sharing Flex Space:



## Property Description

**Leasable Area:** ~~Area A: LEASED, 750 sq. ft.~~  
~~Area B: LEASED, 6,000 sq. ft.~~  
**Area C:** 6,000 sq. ft.  
**Total:** 16,150 sq. ft.  
**Flex:** 250 sq. ft.

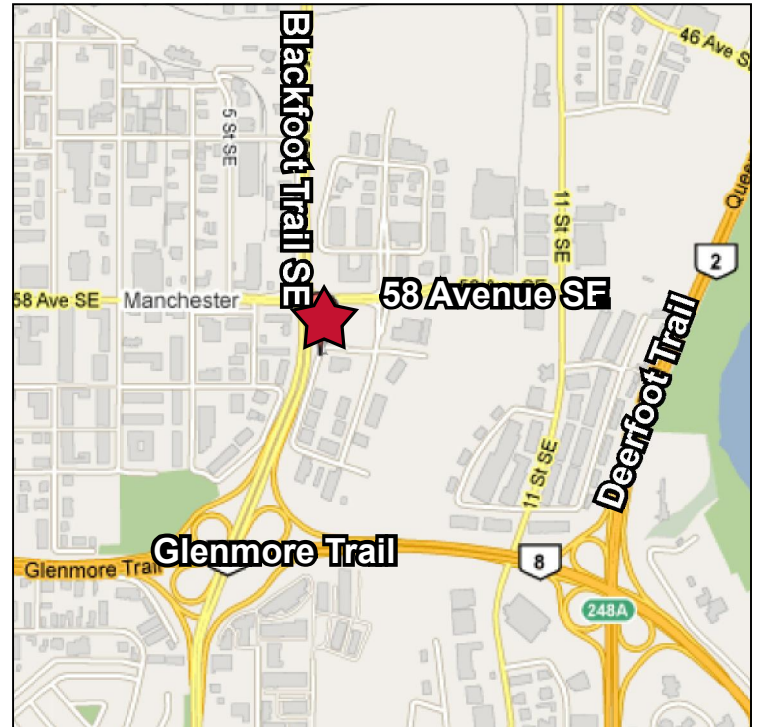
### Gross Rent &

**Op. Costs:** \$15.00 - \$17.00 p.s.f.  
 (Utilities Included)

**Available:** Immediately

**Parking:** Ample free

## Location Map



FOR FURTHER INFORMATION, PLEASE CONTACT:

**Sean Fillion**  
 sfillion@naicalgary.com  
 Direct: (403) 291-8871

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



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.