

FOR LEASE



1860 Centre Avenue NE | Calgary, AB

17,667 sq. ft. Main & Second Floor Office
with Demisable Options as low as 1,505 sq. ft.



**Ample
Free Parking**



**Turnkey
Solutions**



**Quick Access
to Memorial Drive**

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PROPERTY DETAILS

AVAILABLE AREA:

Main floor office: 7,010 sq. ft.
Second floor office: 10,657 sq. ft.
Total: 17,667 sq. ft.

*Demisable into units as small as 1,505 sq. ft.

NET LEASE RATE:

\$12.95 per sq. ft. per annum
(Based on full floor tenancy)

OPERATING COSTS:

\$6.66 per sq. ft. per annum (for 2024)
(Utilities Excluded)

AVAILABILITY:

Immediate

ZONING:

I-G (Industrial General)

HEATING/AIR CONDITIONING:

HVAC roof-top units

POWER:

200 Amp @ 347/600 Volt, 3 Phase (TBV)

PARKING:

Free surface stalls
Generous ratio of 1:322 sq. ft.

COMMENTS:

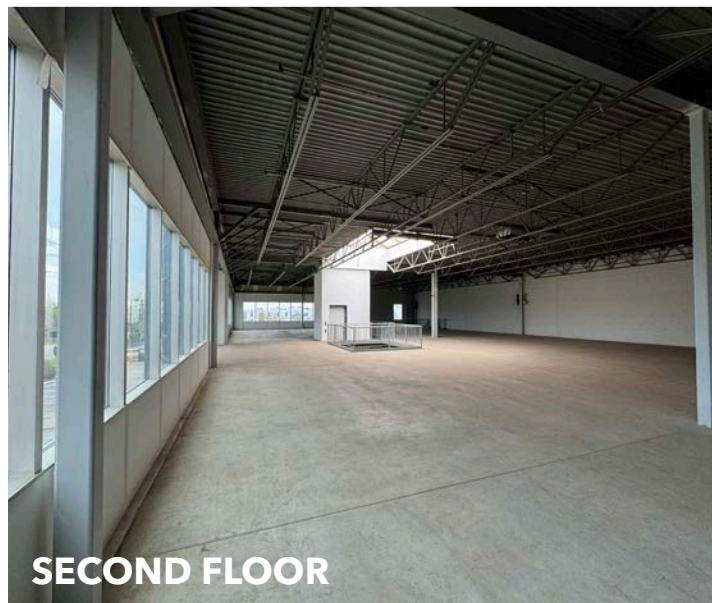
- » Shell office with Turnkey Solutions
- » Fibre Optic Service
- » Substantial natural light with skylights & exterior windows facing south & west
- » Operational elevator in place
- » Below market Operating Costs
- » Centrally located, minutes to downtown, 950m from Barlow/MaxBell LRT & Bus service on Centre Avenue



MAIN FLOOR



MAIN FLOOR

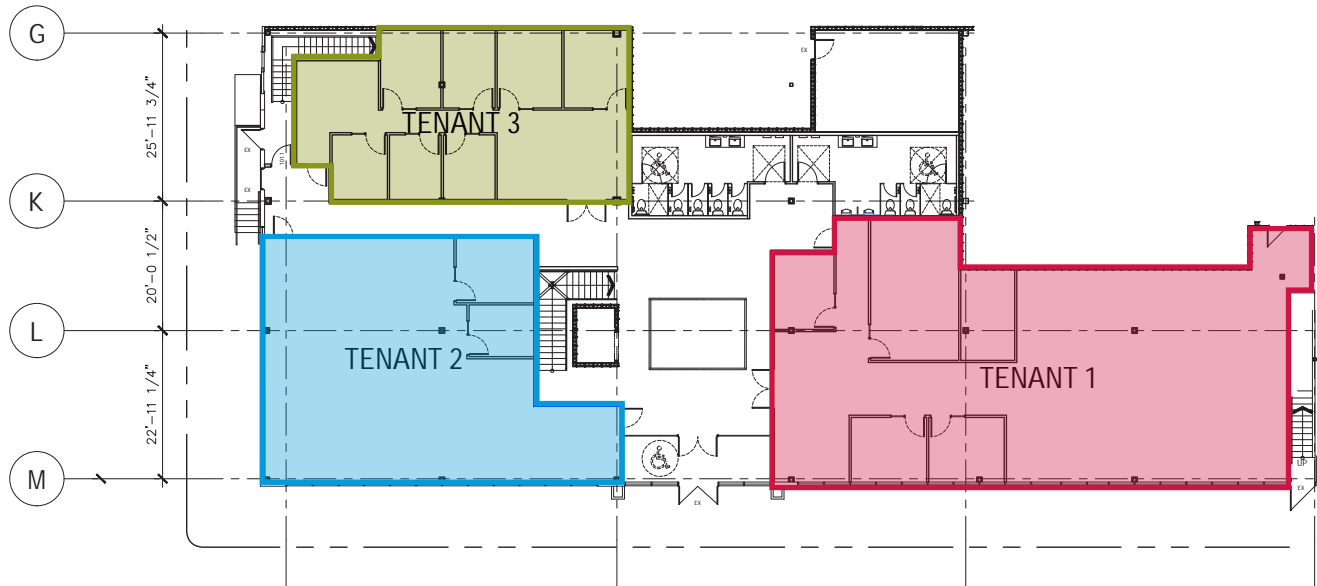


SECOND FLOOR

FLOOR PLAN



MAIN FLOOR | PROPOSED DEMISING PLAN

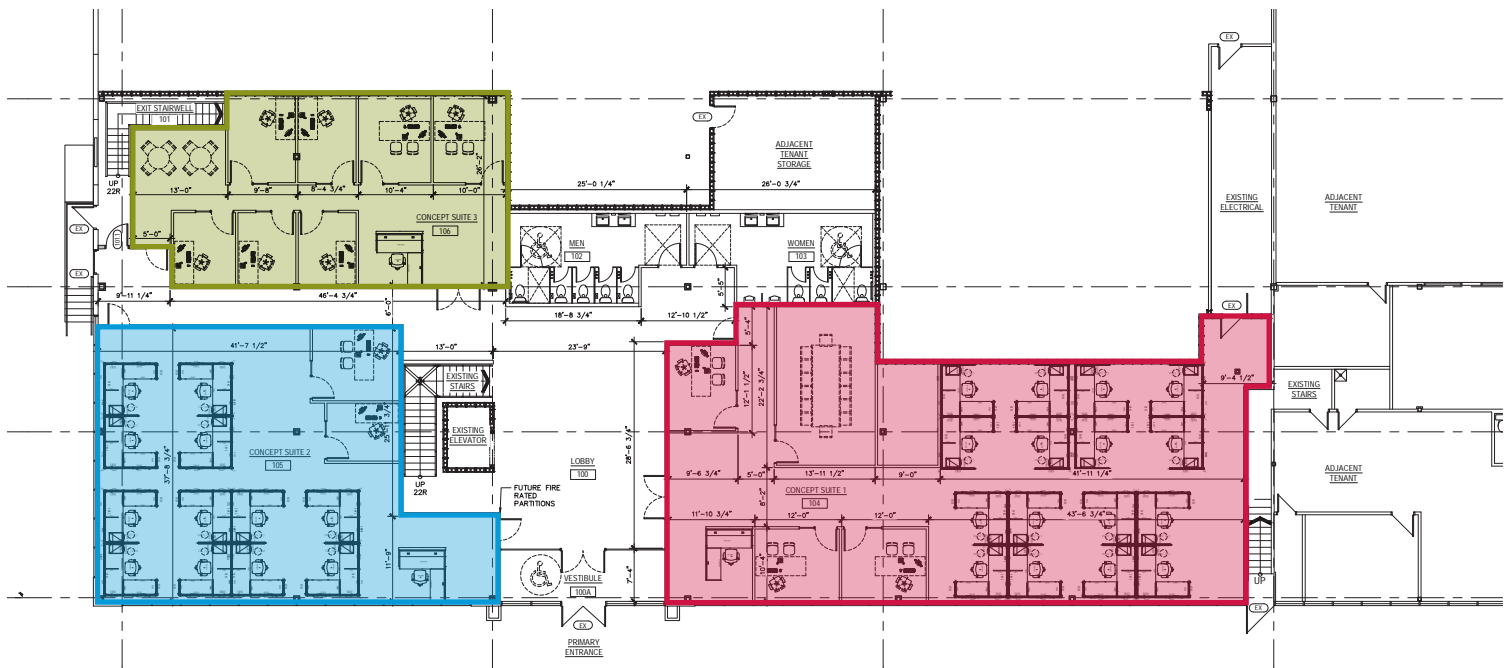


TENANT 1: 3,428 SQ. FT.

TENANT 2: 2,077 SQ. FT.

TENANT 3: 1,505 SQ. FT.

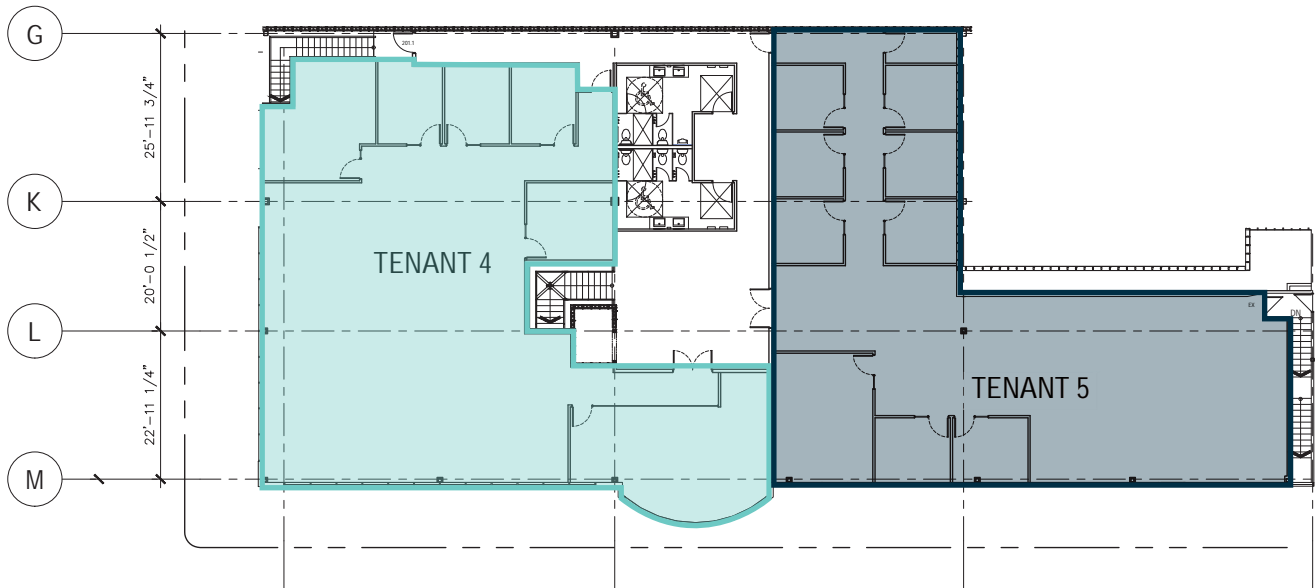
MAIN FLOOR | PROPOSED FURNITURE PLAN



FLOOR PLAN

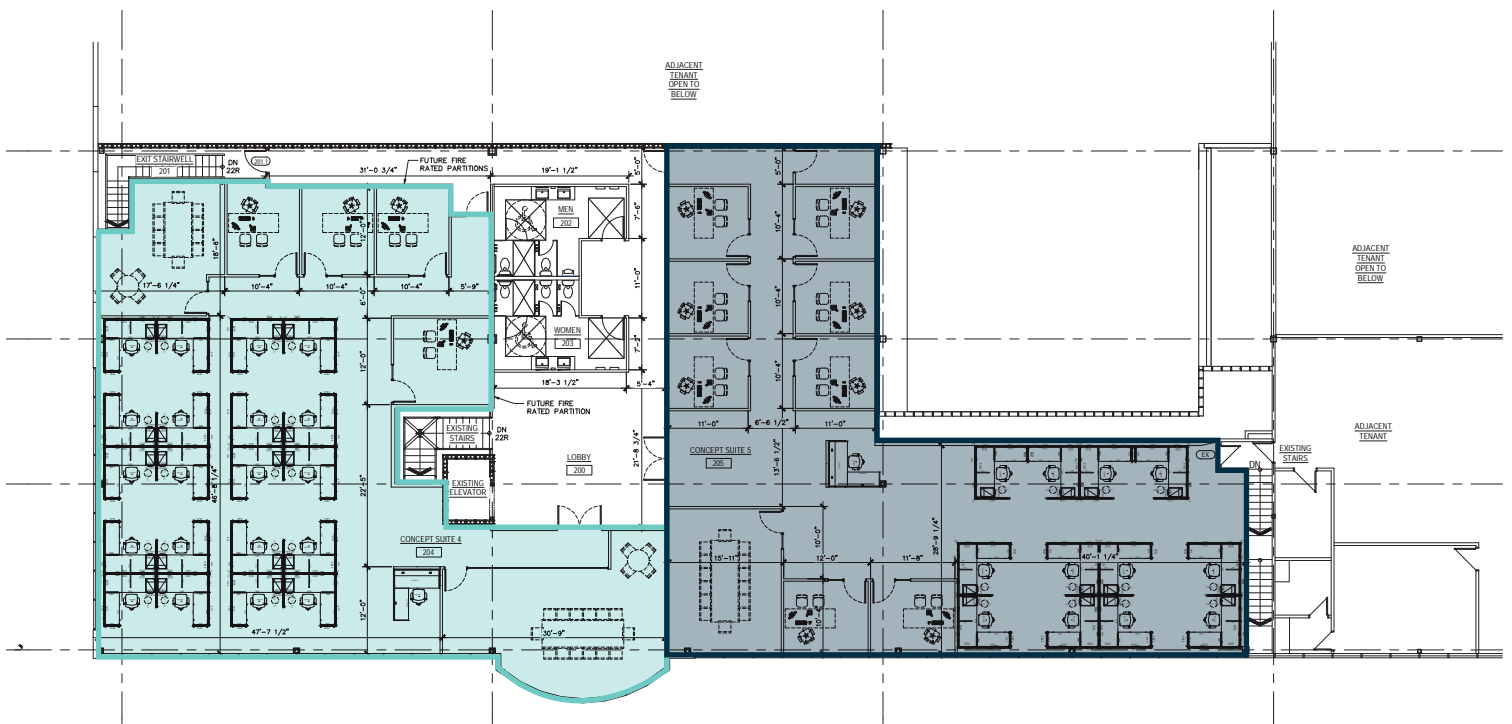


SECOND FLOOR | PROPOSED DEMISING PLAN



TENANT 4: 5,572 SQ. FT. TENANT 5: 5,085 SQ. FT.

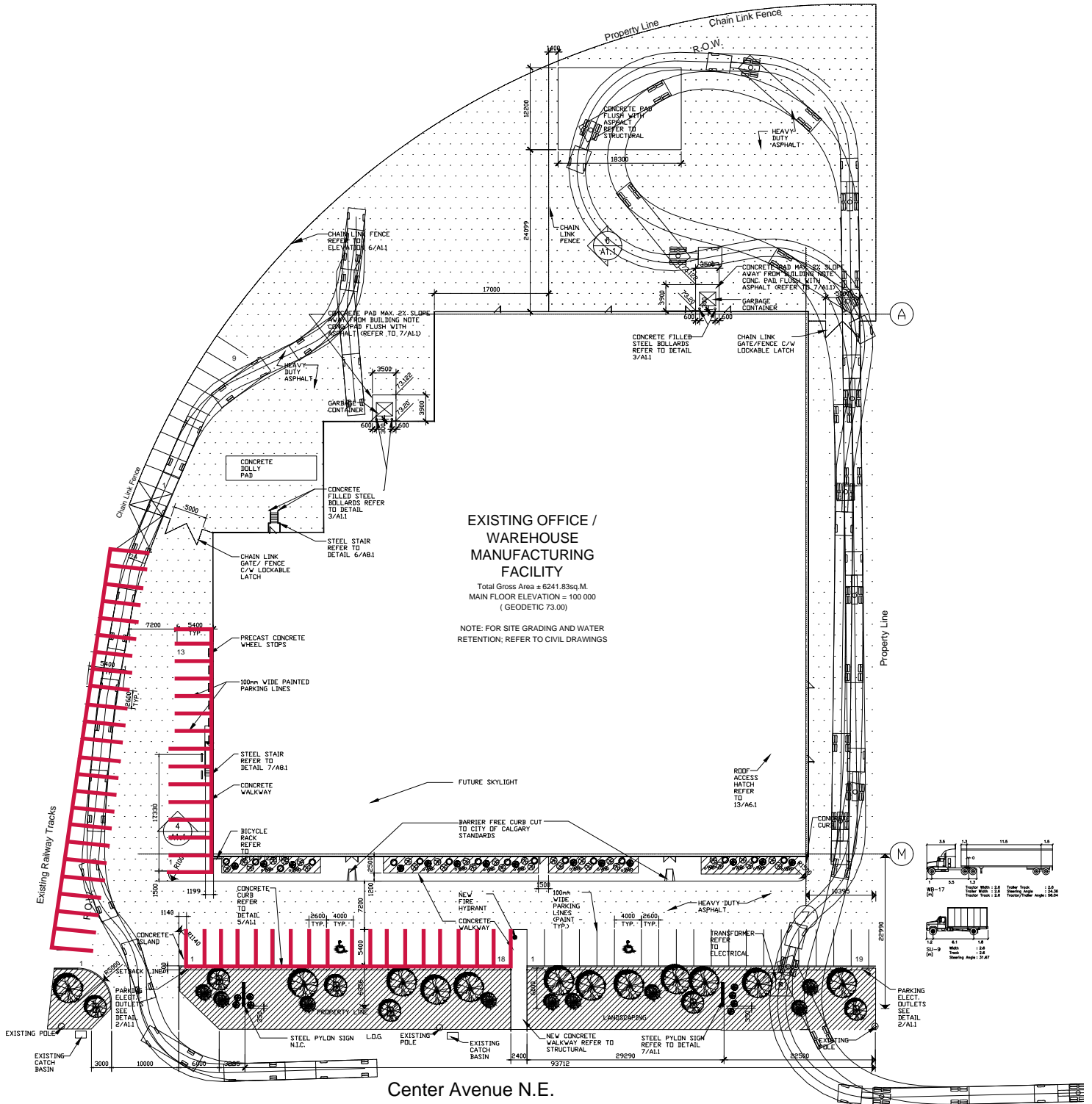
SECOND FLOOR | PROPOSED FURNITURE PLAN



SITE PLAN



Parking Plan:
56 Stalls/1:322 sq. ft.



LOCATION



CONTACT US



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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES