

# 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

**LAURAE SPINDLER**

VICE PRESIDENT  
C: 403-471-4871  
lspindler@lee-associates.com

**JON C. MOOK, SIOR**

PRESIDENT, MANAGING DIRECTOR  
C: 403-616-5239  
jmook@lee-associates.com

**EMILY GOODMAN, B.COMM**

VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com

# 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 Included)

## AVAILABILITY:

Immediate

## ZONING:

I-G (Industrial General)

## HEATING/AIR CONDITIONING:

HVAC roof-top units

## POWER:

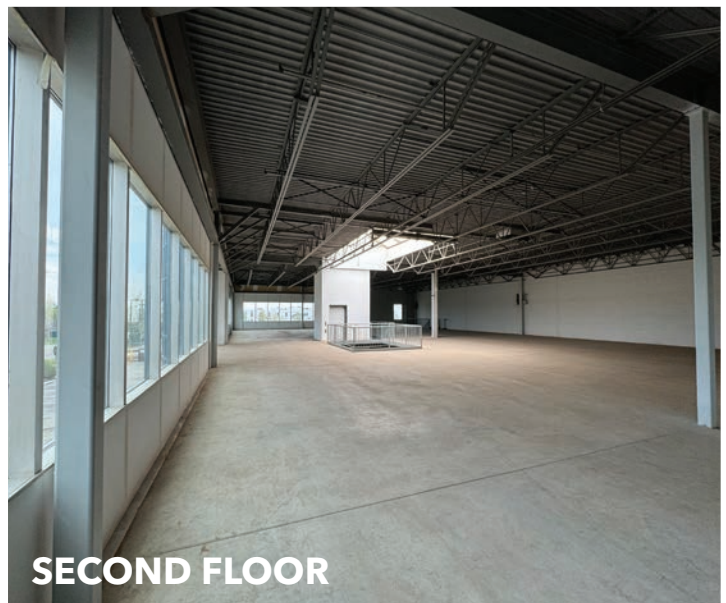
200 Amp @ 347/600 Volt, 3 Phase (TBV)

## PARKING:

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

## COMMENTS:

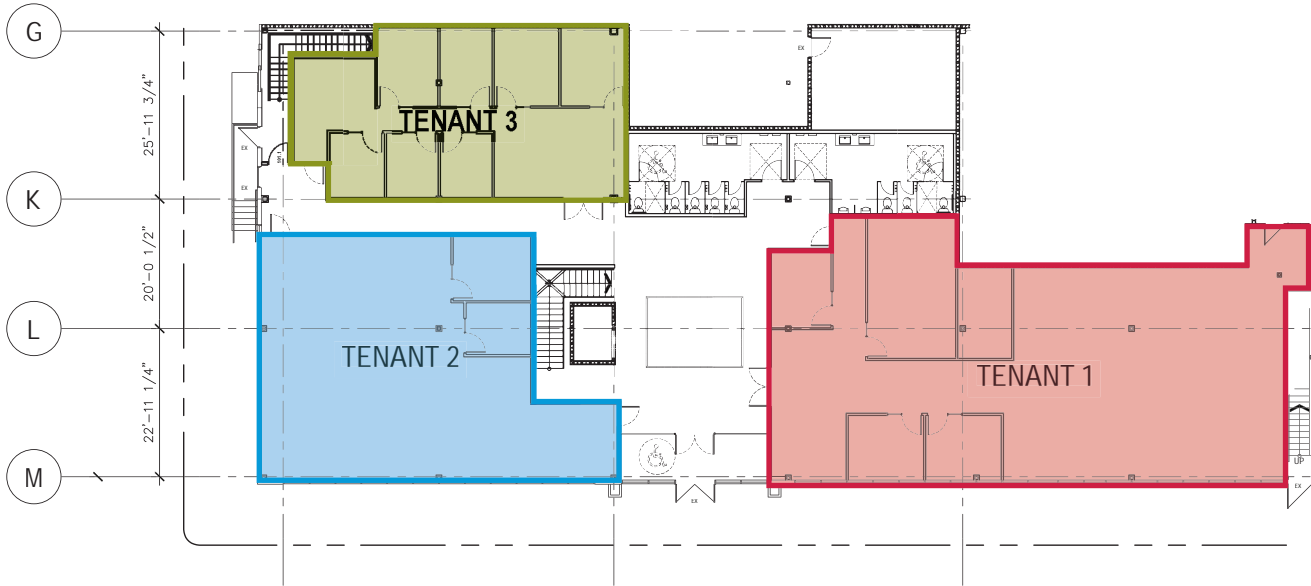
- » Shell office with Turnkey Solutions
- » Fibre Optic Service
- » Substantial natural light with skylights & exterior windows facing south & west
- » Operational elevator in place
- » Below market Operating Costs
- » Centrally located, minutes to downtown, 950m from Barlow/MaxBell LRT & Bus service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



# FLOOR PLAN

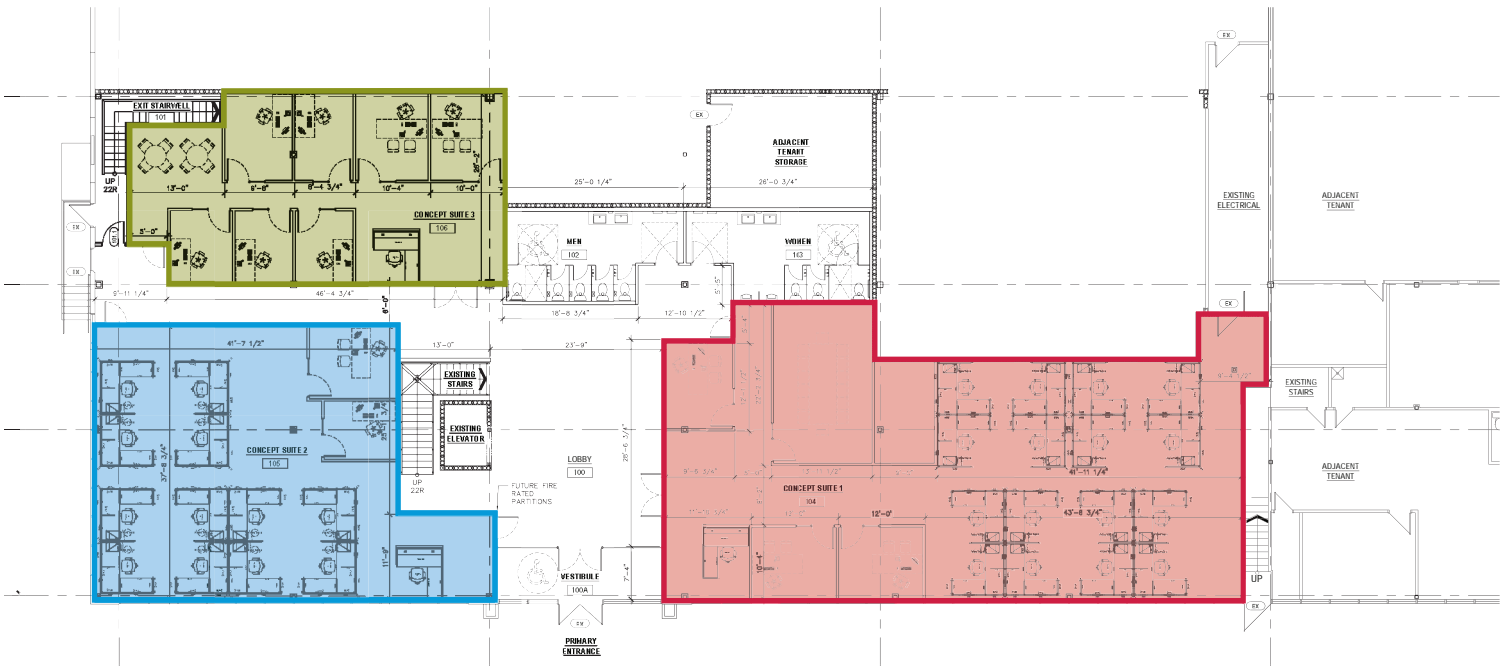


## MAIN FLOOR | PROPOSED DEMISING PLAN



■ TENANT 1: 3,428 SQ. FT.    ■ TENANT 2: 2,077 SQ. FT.    ■ TENANT 3: 1,505 SQ. FT.

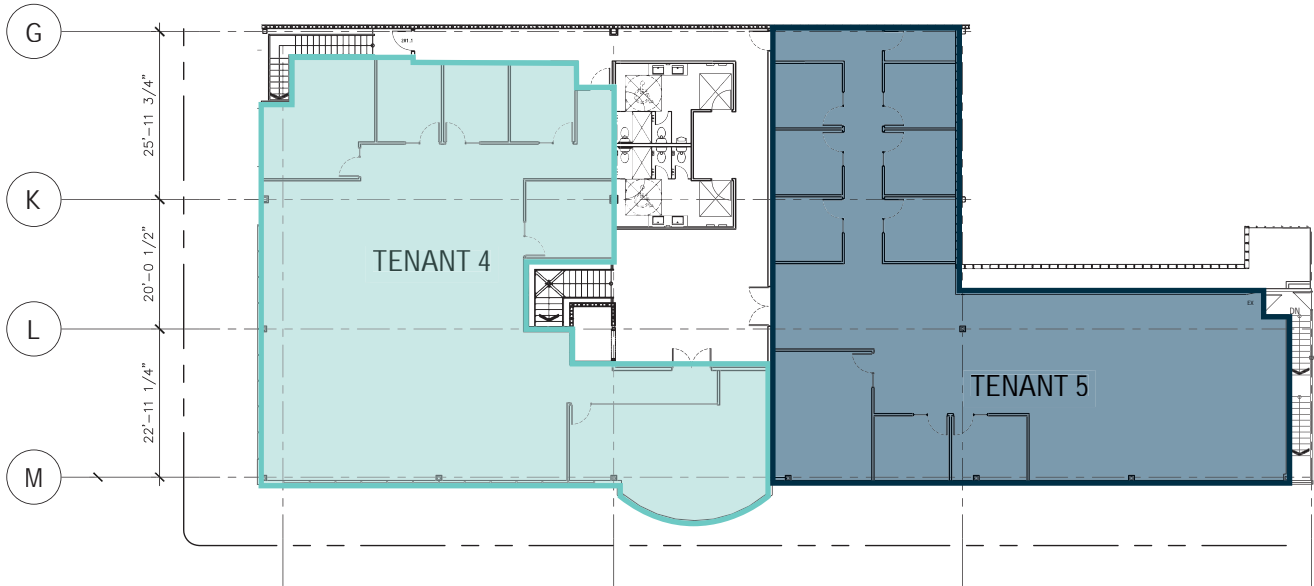
## MAIN FLOOR | PROPOSED FURNITURE PLAN



# FLOOR PLAN

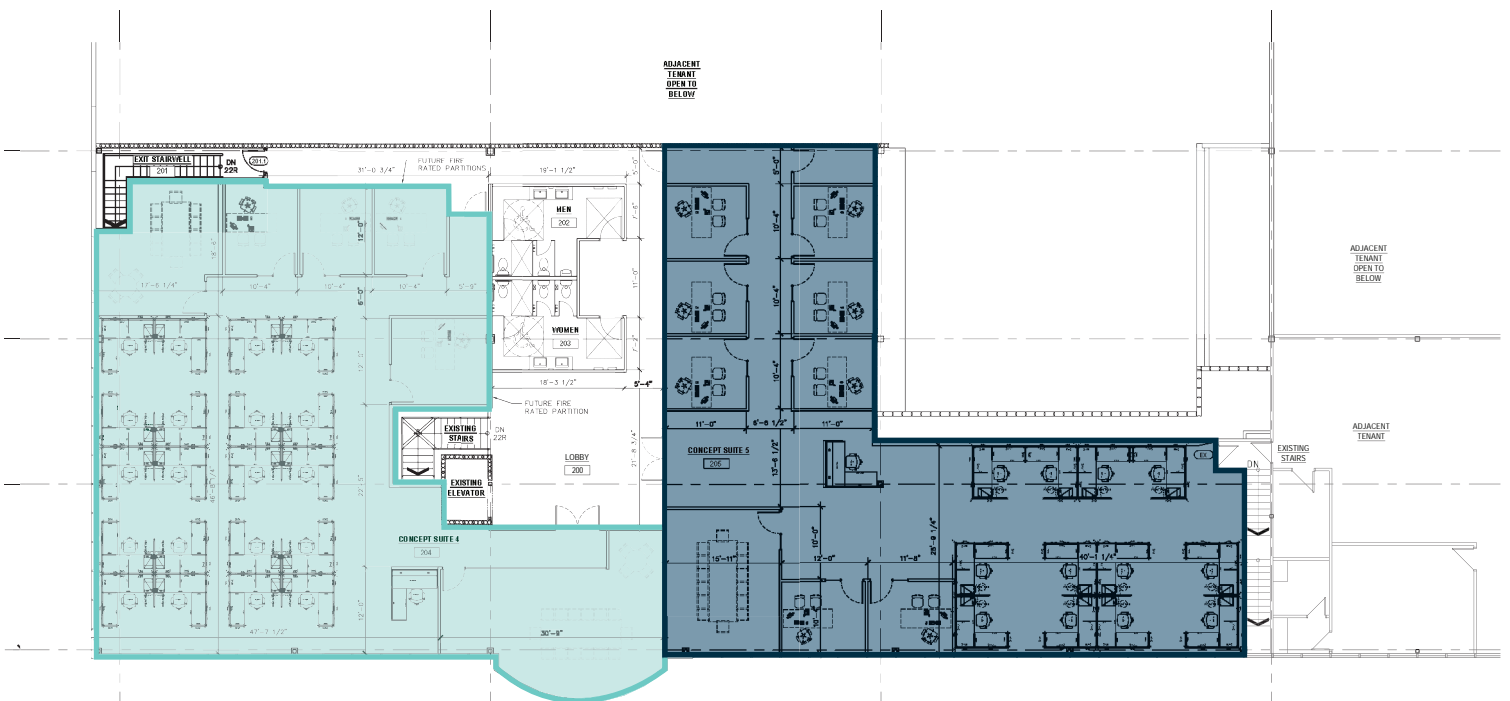


## SECOND FLOOR | PROPOSED DEMISING PLAN



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

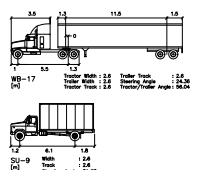
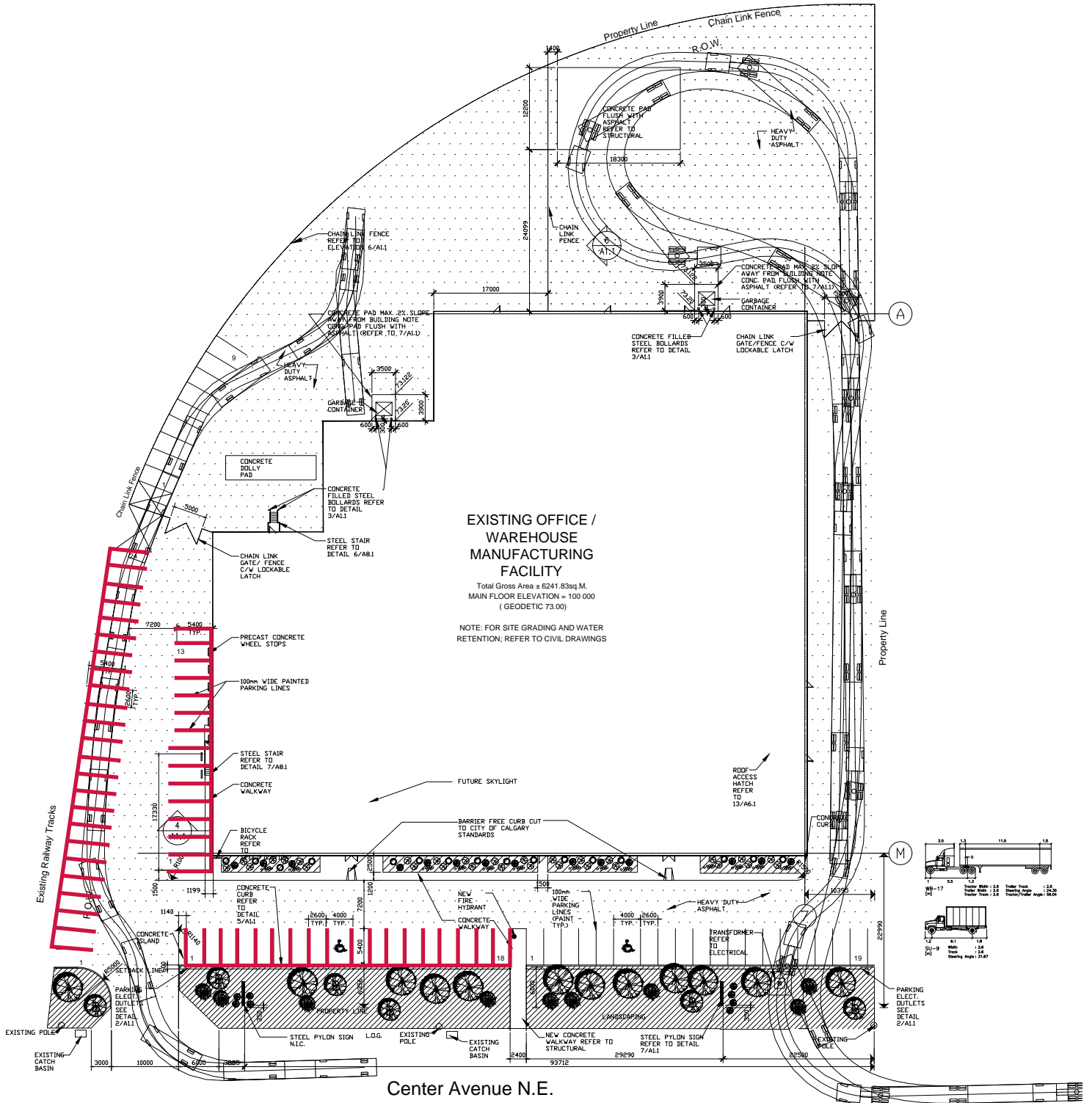
## SECOND FLOOR | PROPOSED FURNITURE PLAN



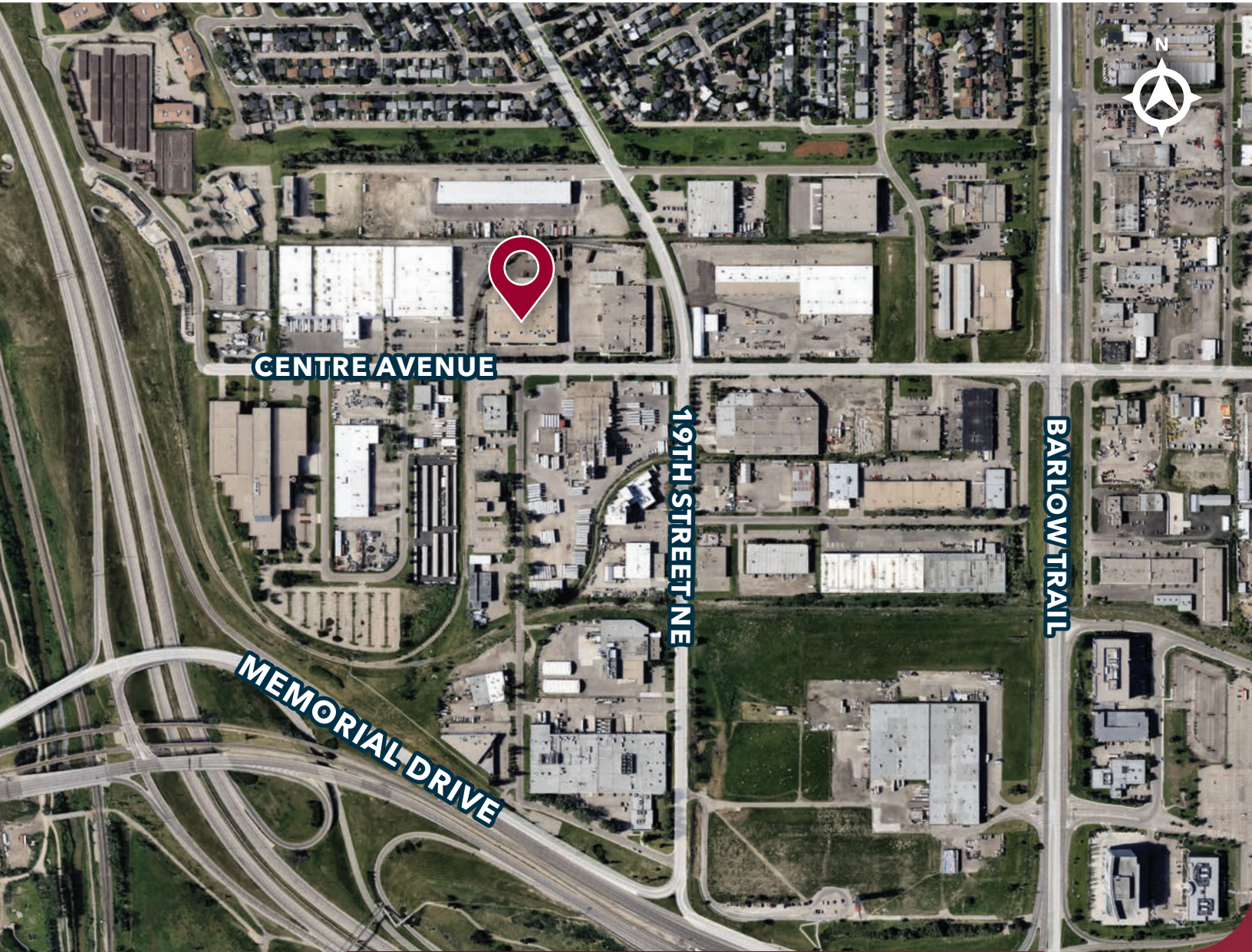
# SITE PLAN



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



# LOCATION



## CONTACT US



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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9  
lee-associates.com/calgary

