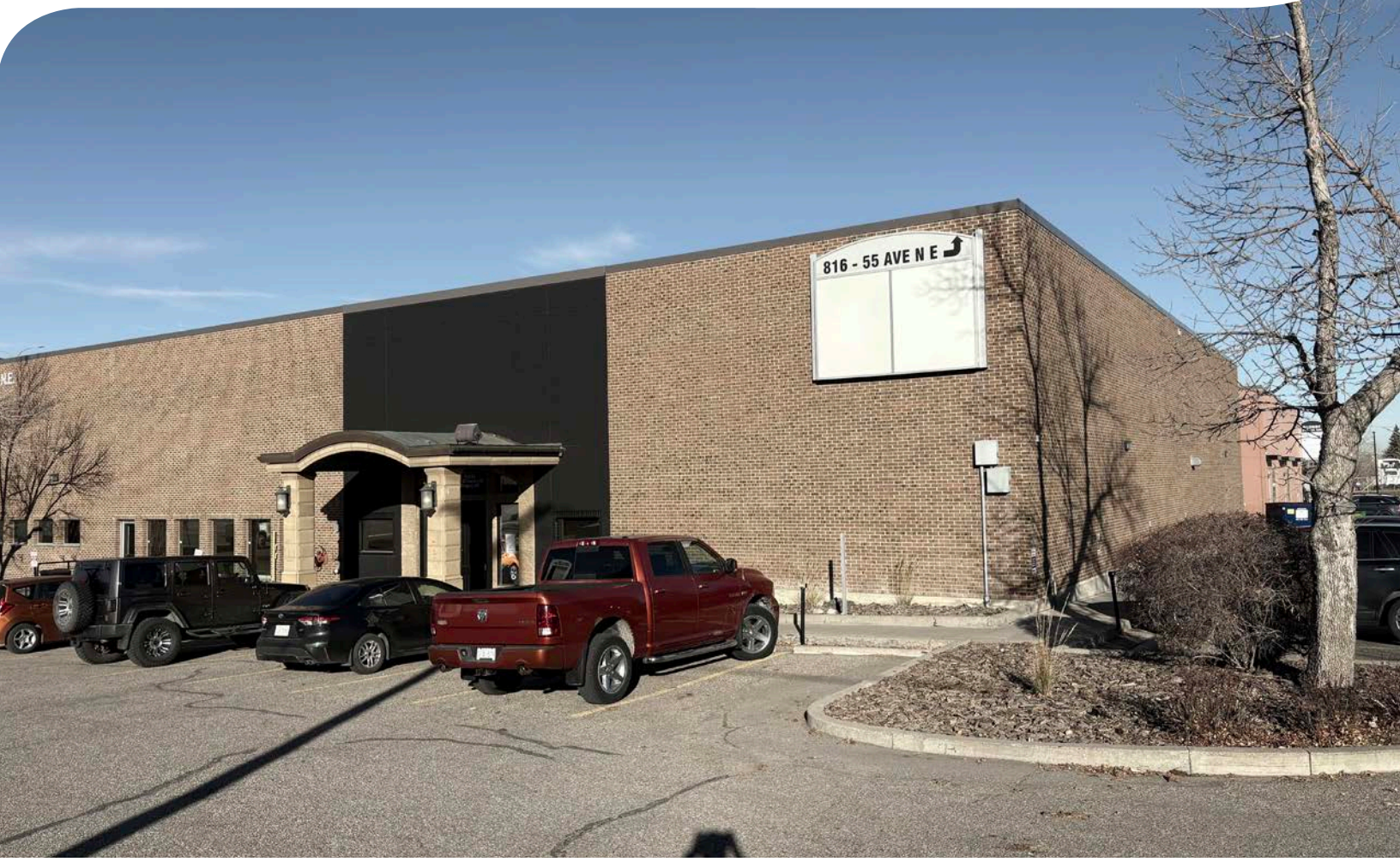
FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

808 - 55th Avenue NE, Calgary, AB

17,246 sq. ft. Office / Flex with Ample Parking



On-Site and Street Parking

Building Signage on Deerfoot

Quick Access to Airport

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PROPERTY DETAILS

AVAILABLE AREA:

Main Floor Office:	+/-	6,148 sq. ft.
Flex Warehouse:	+/-	8,070 sq. ft.
Mezzanine Office Storage:	+/-	3,028 sq. ft.
Total:	+/-	17,246 sq. ft.

NET RENT RATE:
$12.00 per sq. ft. per annum
(with escalations)

OPERATING COSTS:
$12.00 per sq. ft. per annum
(Includes all utilities)

LEASE TERM:
5-10 years

AVAILABLE:
30 days

ZONING:
I-B (Industrial Business)

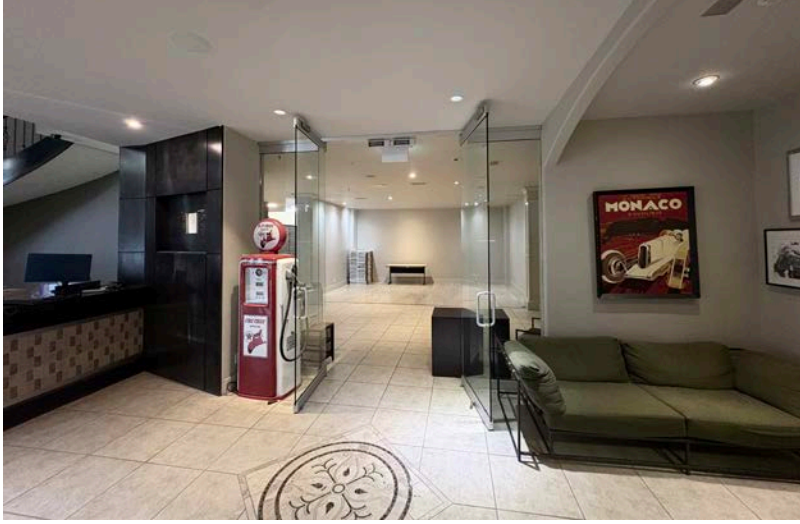
CEILING HEIGHT:
24' clear

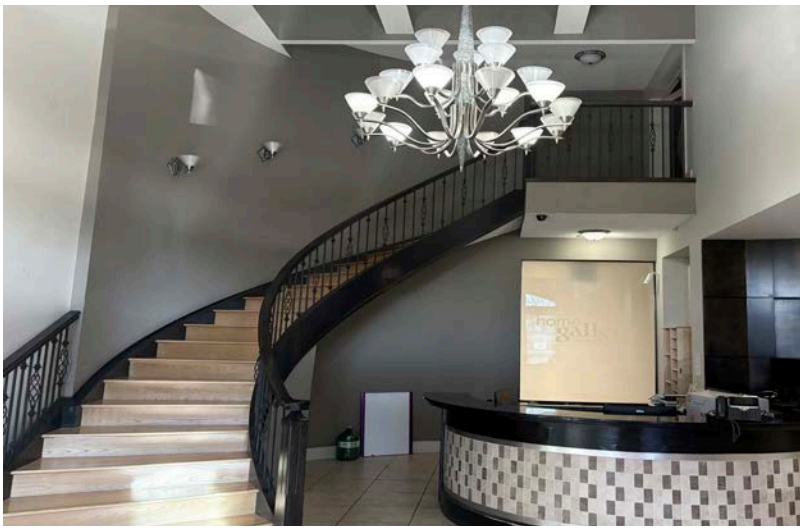
ELECTRICAL:
200 amp, 240 volt, 3 phase

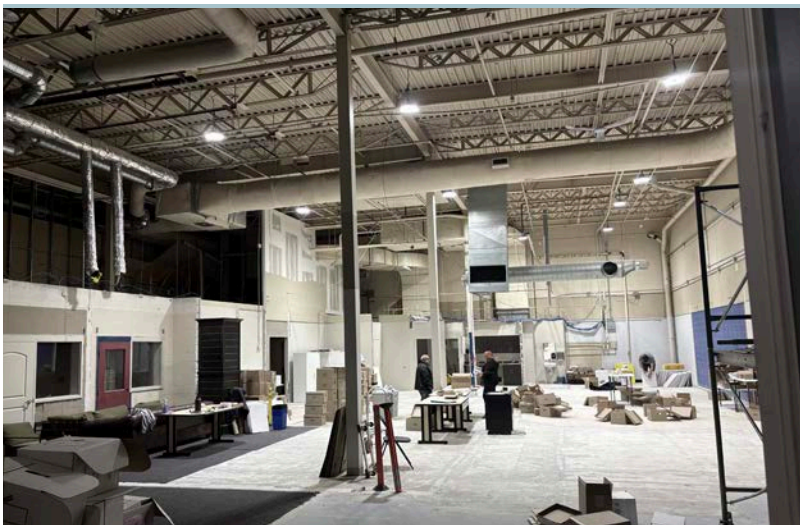
LOADING:
1 - 8' x 10' Drive-in with staging area enclosed

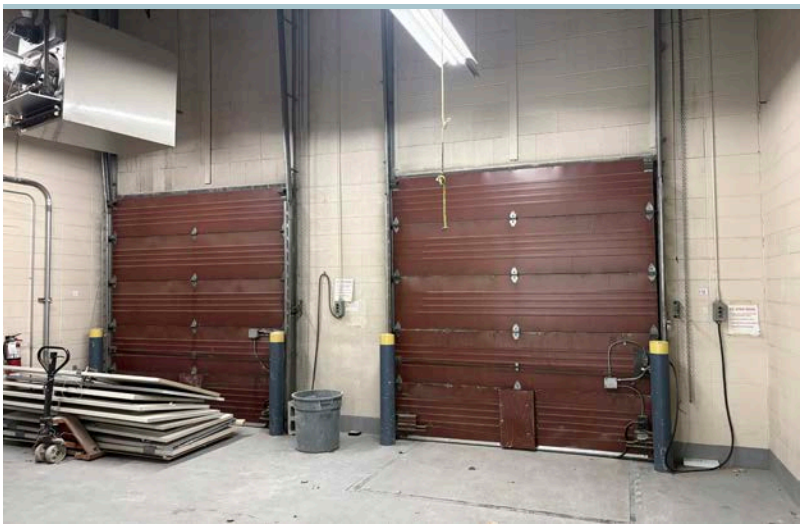
COMMENTS:

- Warehouse is fully air conditioned
- Ample parking
- Ideal for lab or light assembly
- Direct exposure to Deerfoot Trail
- Close to shopping and minutes to Calgary International Airport

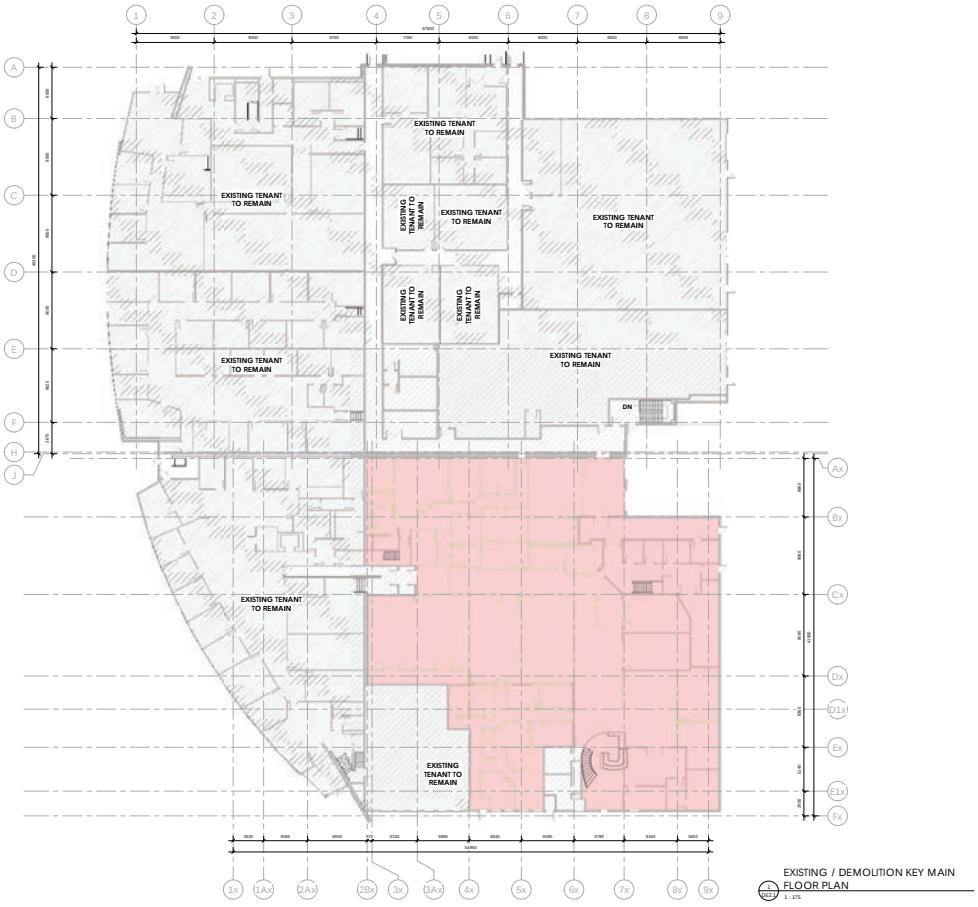




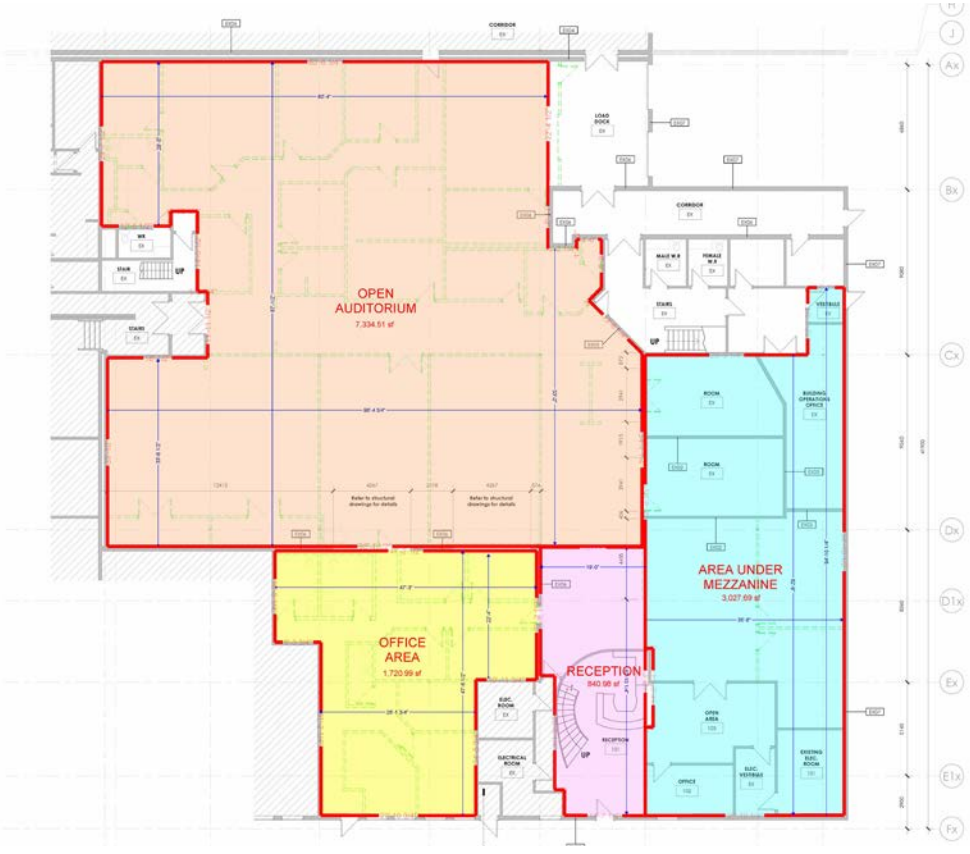




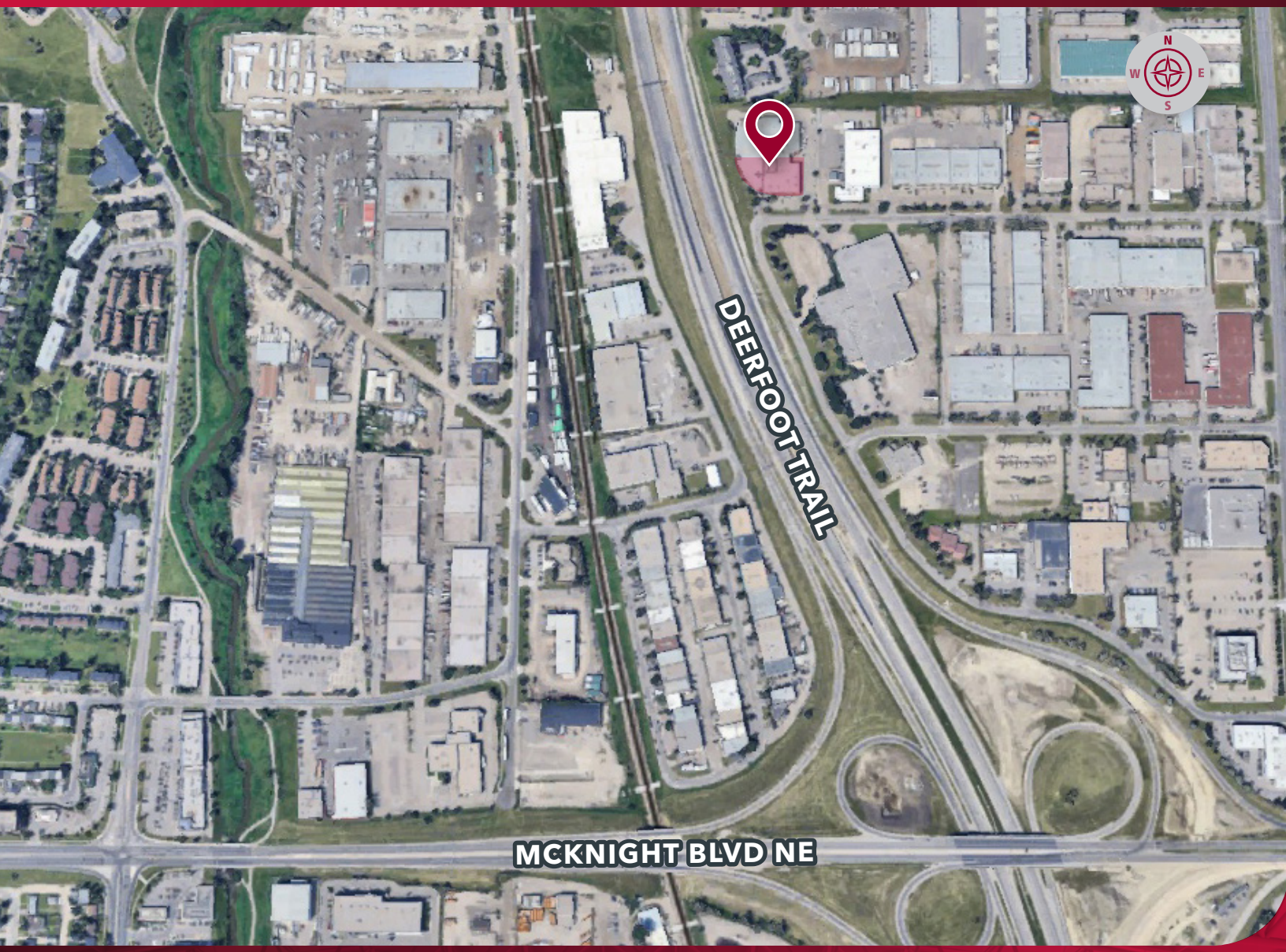
FLOOR PLAN



EXISTING / DEMOLITION KEY MAIN FLOOR PLAN



LOCATION



CONTACT US

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