

# FOR LEASE CHINOOK BUILDING

6001 - 1A STREET SW, SUITE 200  
CALGARY, AB

**CDNGLOBAL<sup>®</sup>**

**6,204 SF SECOND FLOOR OFFICE**  
Walking distance to Chinook LRT Station



LEAD BROKER



**Manny Verdugo, SIOR**  
Vice President / Associate

📞 403.383.7142  
✉️ [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)



**Jose Verdugo**  
Associate

📞 587.968.1547  
✉️ [jverdugo@cdnglobal.com](mailto:jverdugo@cdnglobal.com)



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**VIRTUAL TOUR**

# CHINOOK BUILDING

6001 - 1A Street SW, Suite 200



## PROPERTY HIGHLIGHTS

- Good quality second floor office centrally located near Chinook Mall
- Walking distance to Chinook LRT Station and Chinook Mall
- Office layout consists of reception, 15 private offices, boardroom, bull pen areas, lunchroom/kitchenette, and men's and women's washrooms
- Eleven (11) reserved parking stalls
- Prominent signage onto 1A Street SW
- Utilities included in operating costs
- Bus transportation on 1A Street and Chinook LRT Station
- 10 minutes to downtown Calgary
- Array of amenities throughout the 61 Avenue SE and Macleod Trail S
- Close proximity to 61 Avenue SE, Macleod Trail S, Glenmore Trail SW, and Deerfoot Trail SW

## PROPERTY OVERVIEW

- |  |                             |
|--|-----------------------------|
| • <b>ZONING:</b>   | I-C (Industrial Commercial) |
| • <b>DISTRICT:</b>   | Manchester Industrial       |
| • <b>SQUARE FOOTAGE:</b>                                     | 6,204 SF                    |
| • <b>PARKING:</b>  | 11 parking stalls           |
| • <b>LEASE RATE:</b>   | Market                      |
| • <b>OPERATING COSTS (EST. 2024):</b><br>*Utilities included | \$12.06 PSF                 |
| • <b>AVAILABILITY:</b>                                       | Immediate                   |



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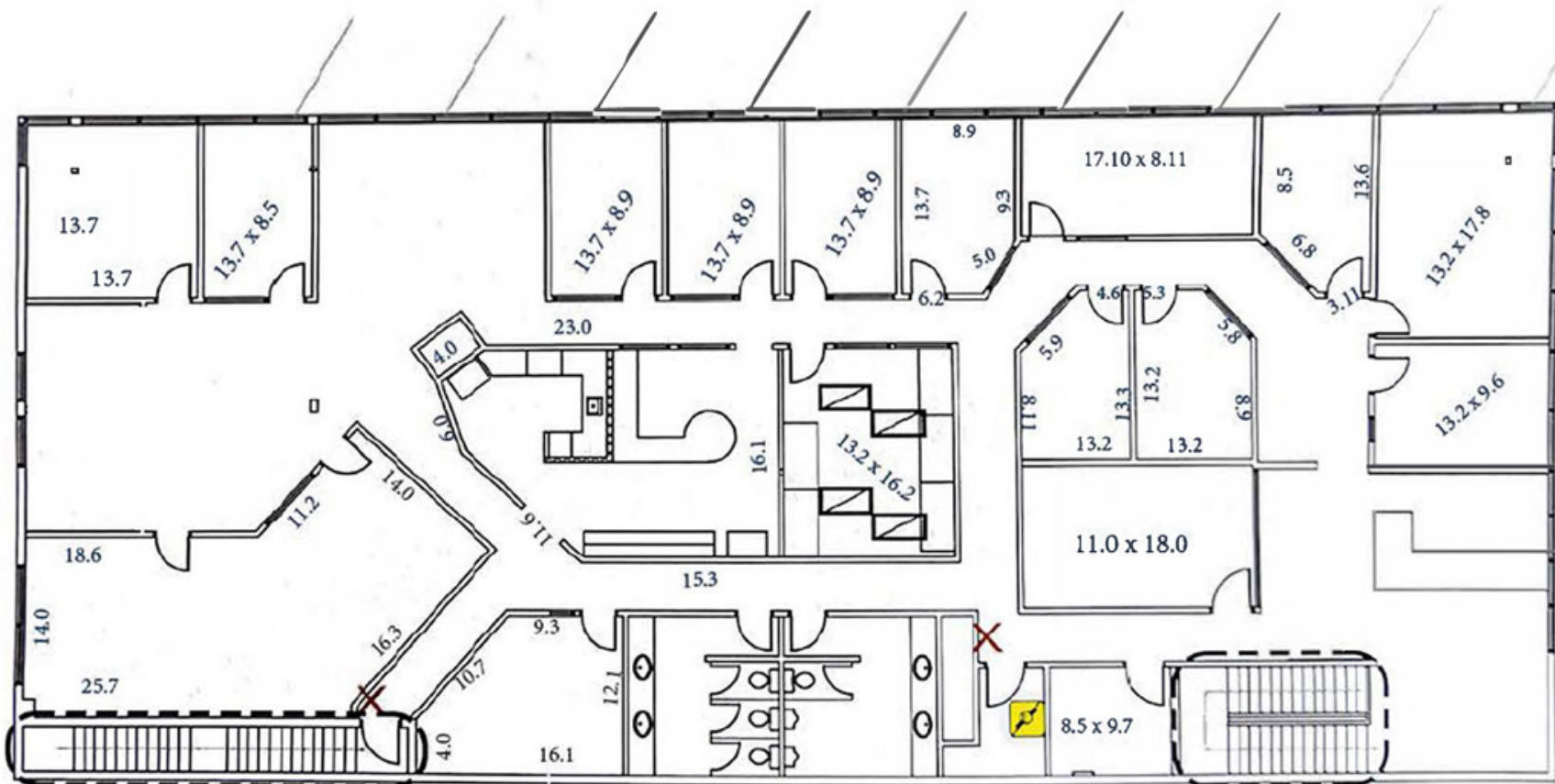


# PROPERTY PHOTOS

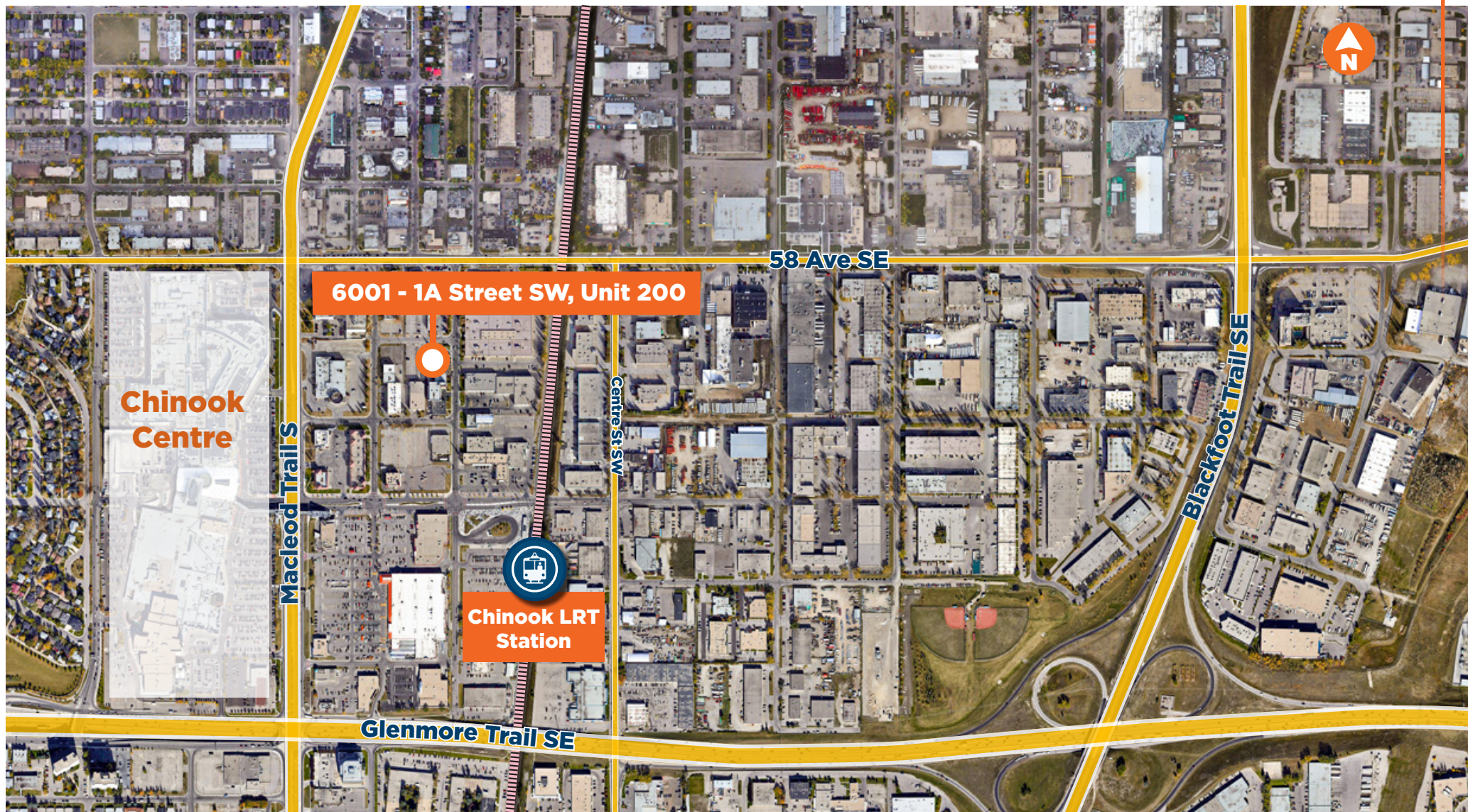




PARKING LOT



# LOCATION



**CDNGLOBAL<sup>®</sup>**

CDNGLOBAL.COM  
CDN GLOBAL ADVISORS LTD.  
736 - 6 Avenue SW, Suite 1010  
Calgary, AB T2P 3T7



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