

QUALITY SECOND FLOOR OFFICE IN FOOTHILLS INDUSTRIAL PARK

// 2,270 SF

FOR LEASE

7220 - 44 Street SE, Second Floor, Calgary, AB



Click here to enter
VIRTUAL TOUR

Lead Broker

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PROPERTY HIGHLIGHTS // 7220 - 44 Street SE, Second Floor



PROPERTY OVERVIEW

- Quality second floor office located in the heart of Foothills Industrial Park
- Office layout includes of front reception area, nine private offices, kitchenette, boardroom, training room, kitchenette, and two washrooms
- Utilities not included in operating costs
- Several amenities such as Tim Hortons, McDonald's and A&W available available near 52 Street SE and 72 Avenue SE
- Bus transportation on Barlow Trail SE
- Close proximity to 72 Avenue SE, Barlow Trail SE, Glenmore Trail SE, and Deerfoot Trail SE

District: Foothills Industrial

Zoning: I-G (Industrial General)

Square Footage Breakdown: 2,270 SF

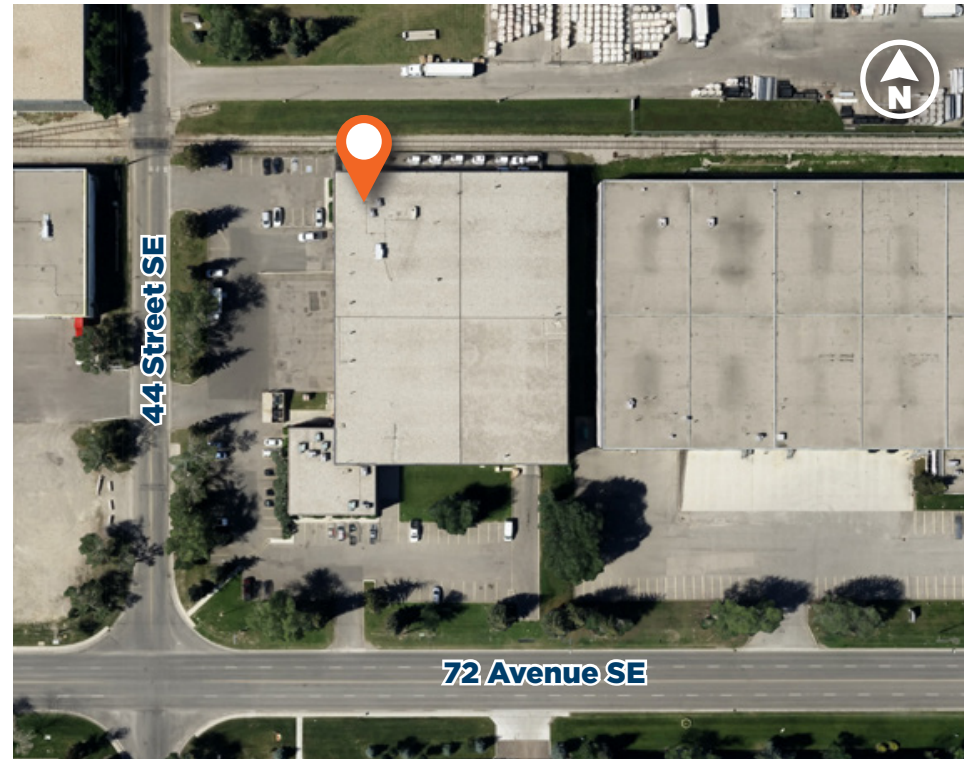
Parking: 6 - 8 stalls

Lease Rate: \$12.00 PSF

Operating Costs (Est. 2024): \$3.75 PSF + management fees

*Utilities not included

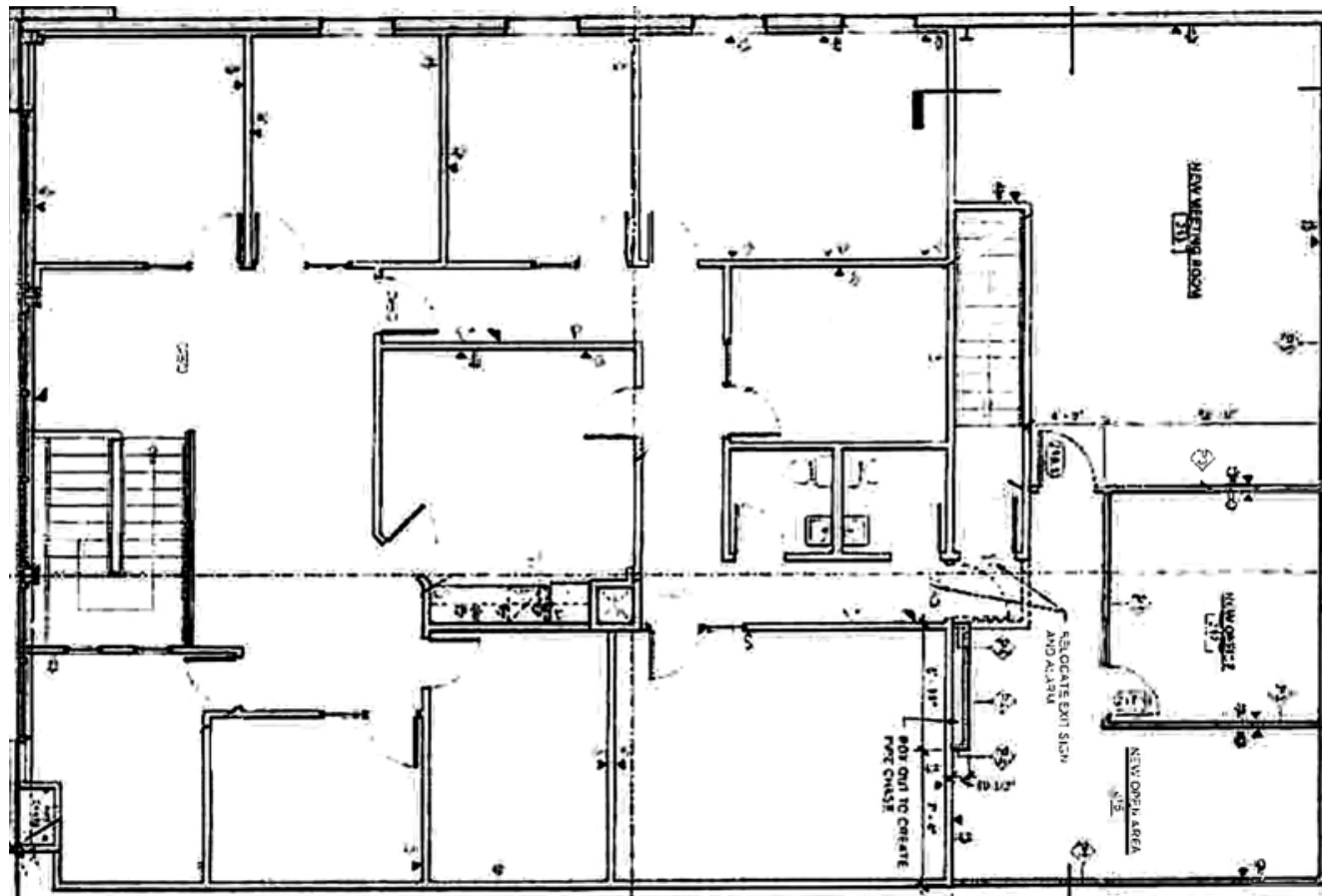
Availability: Immediate



PROPERTY PICTURES // 7222 - 44 Street SE, Second Floor



FLOOR PLAN



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