

FOR LEASE

CHINOOK BUILDING

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

CDNGLOBAL[®]

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



LEAD BROKER



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Click here to enter
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

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



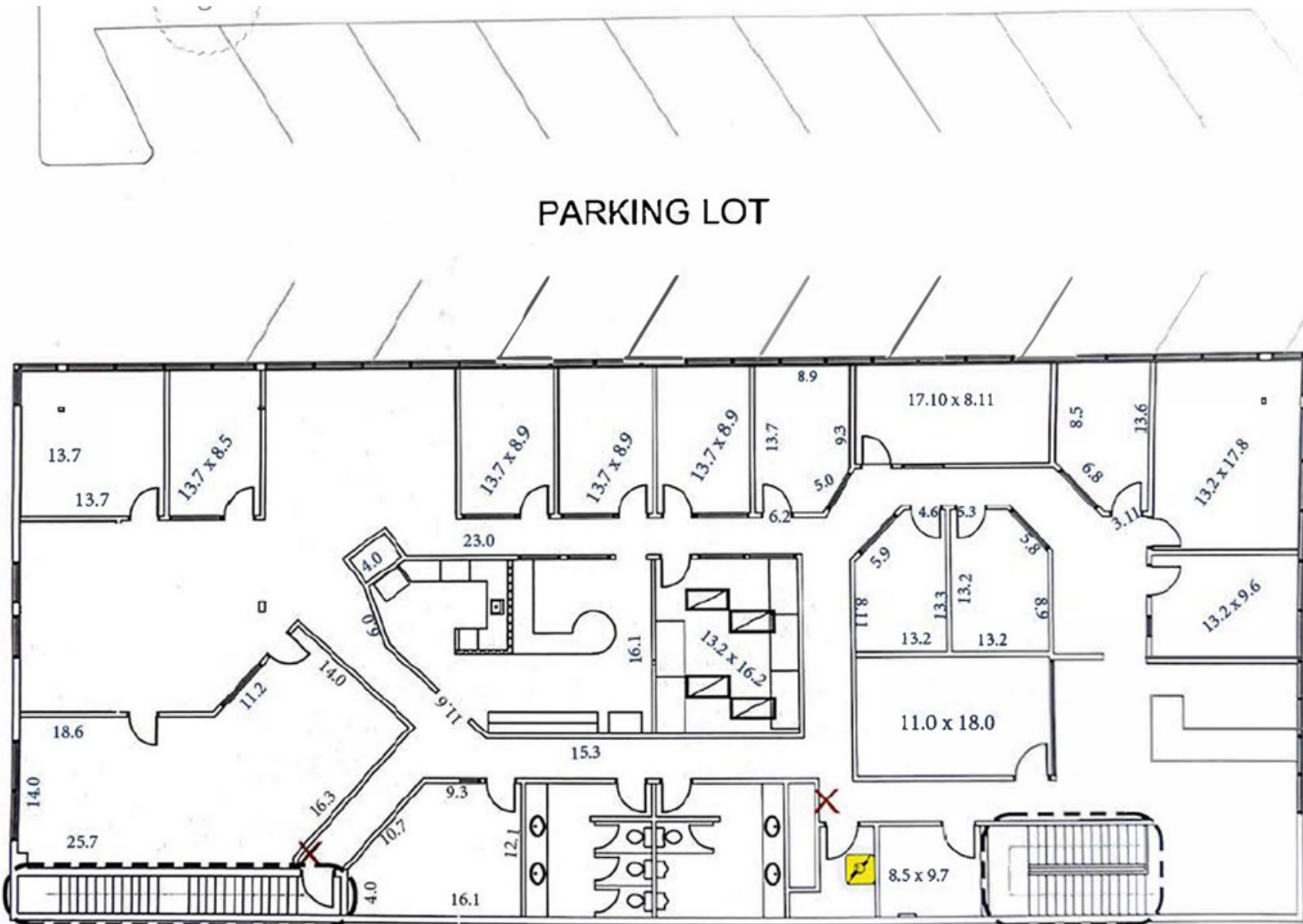
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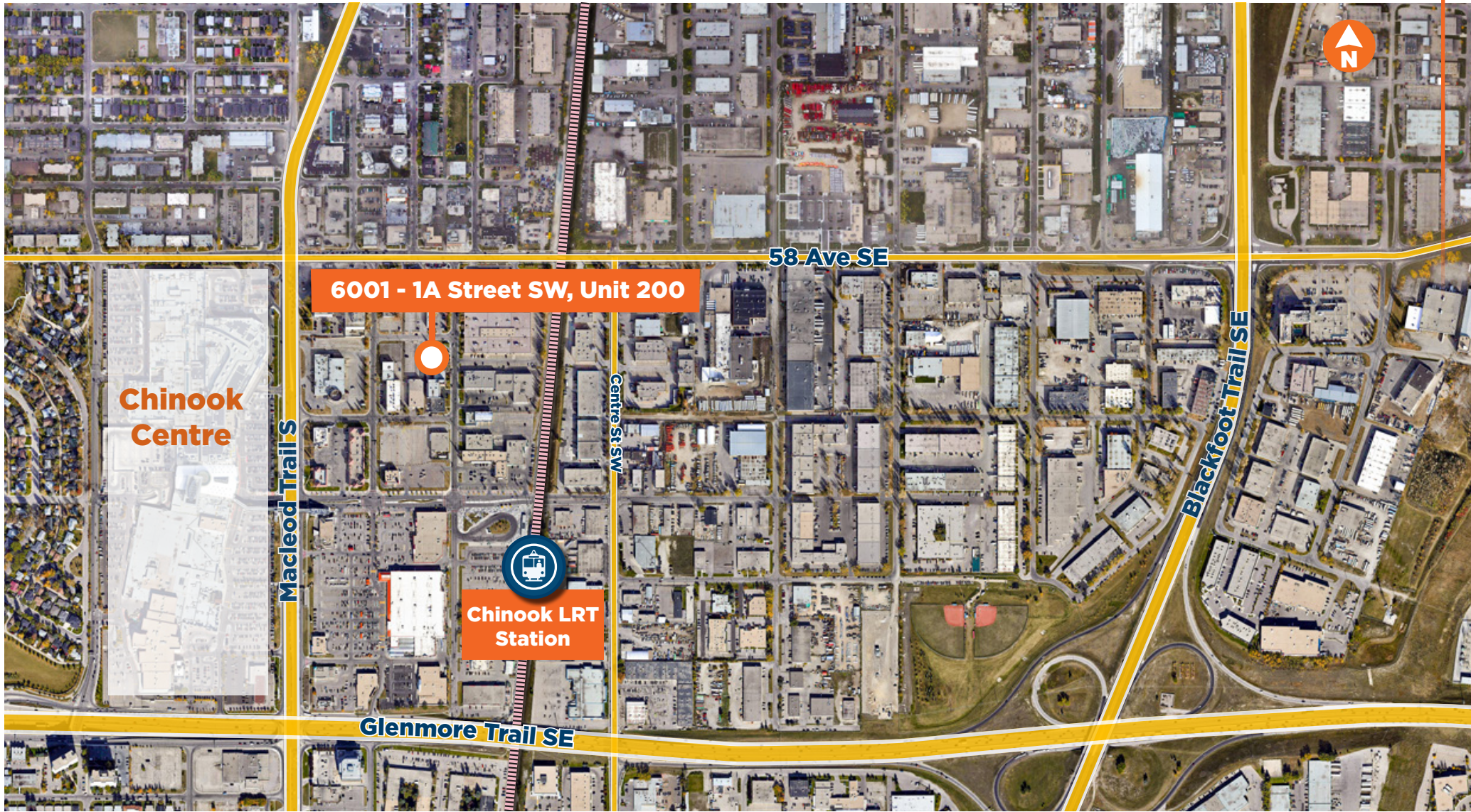
PROPERTY PHOTOS



FLOOR PLAN



LOCATION



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