

± 2,500 SF SECOND FLOOR OFFICE IN FOOTHILLS INDUSTRIAL PARK

// HIGH EXPOSURE TO BARLOW TRAIL SE

# FOR LEASE

4041 74 Avenue SE, Second Floor, Calgary, AB



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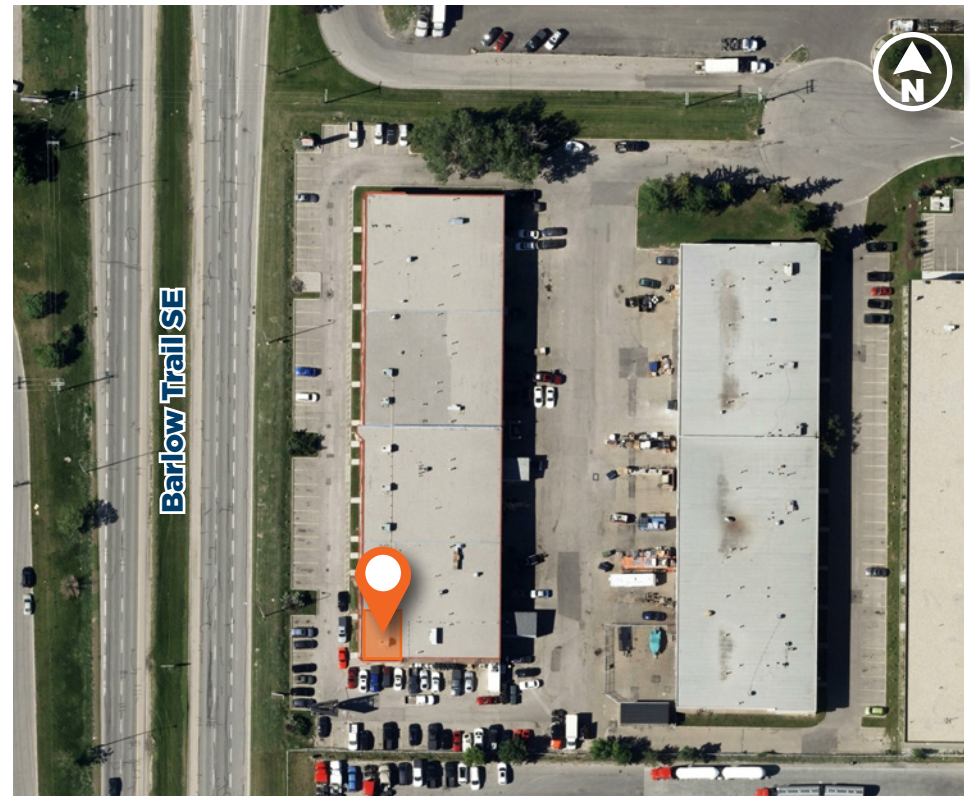
# PROPERTY HIGHLIGHTS // 4041 74 Avenue SE, Second Floor



## PROPERTY OVERVIEW

- Second floor office located in the heart of Foothills Industrial Park
- Office layout includes of front reception area, four private offices, 3 large flex room, and common washrooms
- Assigned parking stalls
- Bus transportation on Barlow Trail SE
- Several cafes and restaurants available by Barlow Trail and 61 Avenue SE and by 52 Street SE and 72 Avenue SE
- Close proximity to 76 Avenue SE, Barlow Trail SE, Glenmore Trail SE, and Deerfoot Trail SE

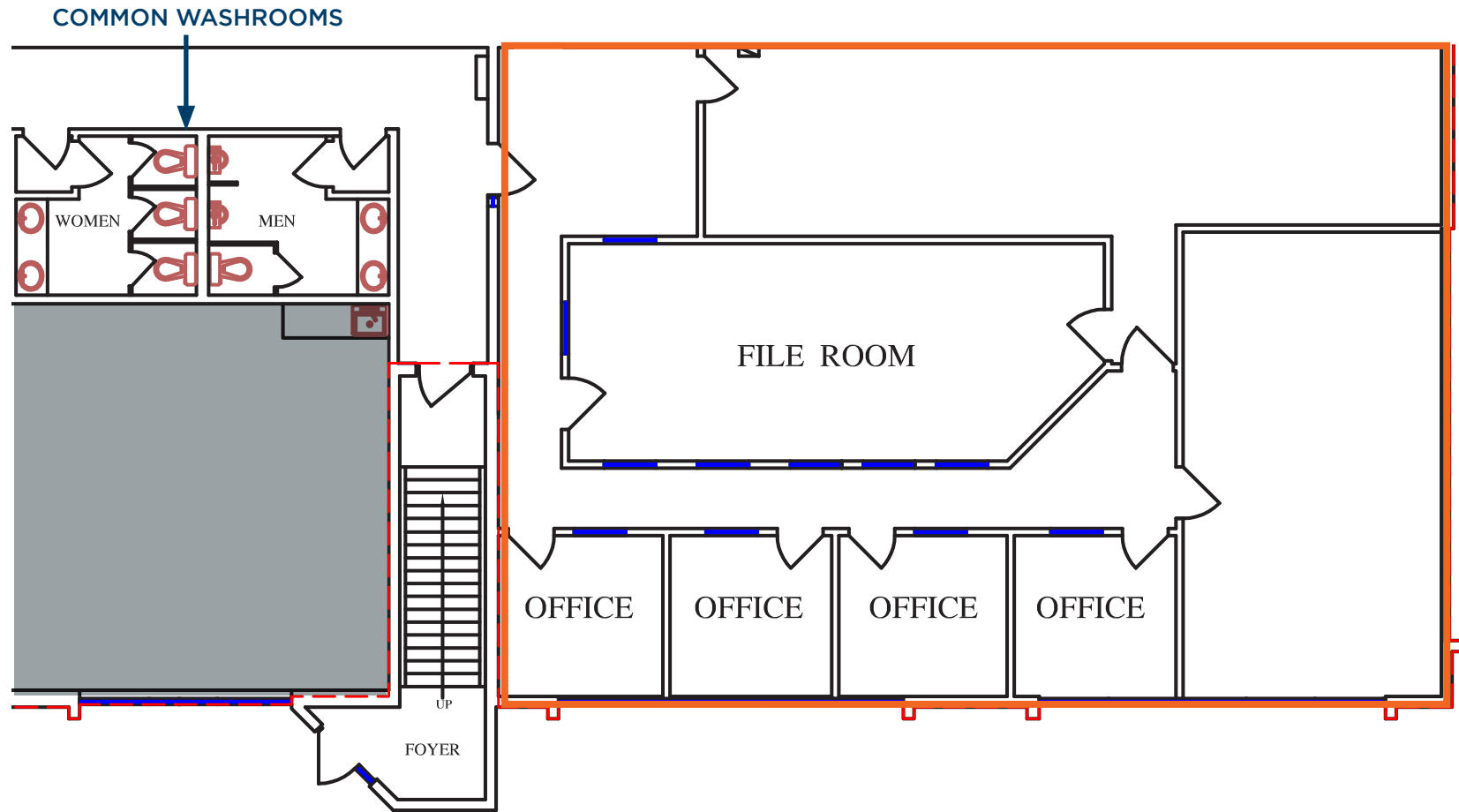
<b>District:</b>	Foothills Industrial
<b>Zoning:</b>	I-G (Industrial General)
<b>Square Footage Breakdown:</b>	± 2,500 SF
<b>Parking:</b>	Assigned parking (TBV)
<b>Lease Rate:</b>	\$9.00 PSF
<b>Operating Costs (Est. 2024):</b>	\$5.50 PSF
<b>Availability:</b>	Immediate



PROPERTY PICTURES // 4041 74 Avenue SE, Second Floor



# FLOOR PLAN // 4041 74 AVENUE SE, SECOND FLOOR



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