

# RARE MOVE-IN READY SMALL FLEX SPACE

// 1,509 SF with Drive-in Loading

# FOR SUBLEASE

**2443 42 Avenue NE, Calgary, AB**



## Lead Broker

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Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 2443 42 Avenue NE



## PROPERTY OVERVIEW

- Recently renovated move-in ready 1,503 flex space
- Bright front showroom / bullpen area, 1 boardroom, storage/ network room, and coffee station
- One washroom and separate showroom
- One drive-in door loading at warehouse (8' w x 10')
- One reserved parking stall with ample of street parking
- Furniture negotiable
- Adjacent to ample green space
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

## LEASE DETAILS

<b>District:</b>	North Airways Industrial		
<b>Zoning:</b>	I-B (Industrial Business)		
<b>Square Footage Breakdown:</b>	Office:	± 1,209 SF	
	Warehouse:	± 300 SF	
	Total:	<b>1,509 SF</b>	
<b>Clear Height:</b>	9' (TBV)		
<b>Loading:</b>	1 Drive-in (8' w x 10'h)		
<b>Power:</b>	100 Amps (TBV)		
<b>Sublease Rate:</b>	\$12.00 PSF		
<b>Operating Costs (Est. 2024):</b>	\$9.04 PSF		
*Electricity upon Tenant's cost			
<b>Sublease Term:</b>	July 30, 2029		
<b>Availability:</b>	Negotiable		

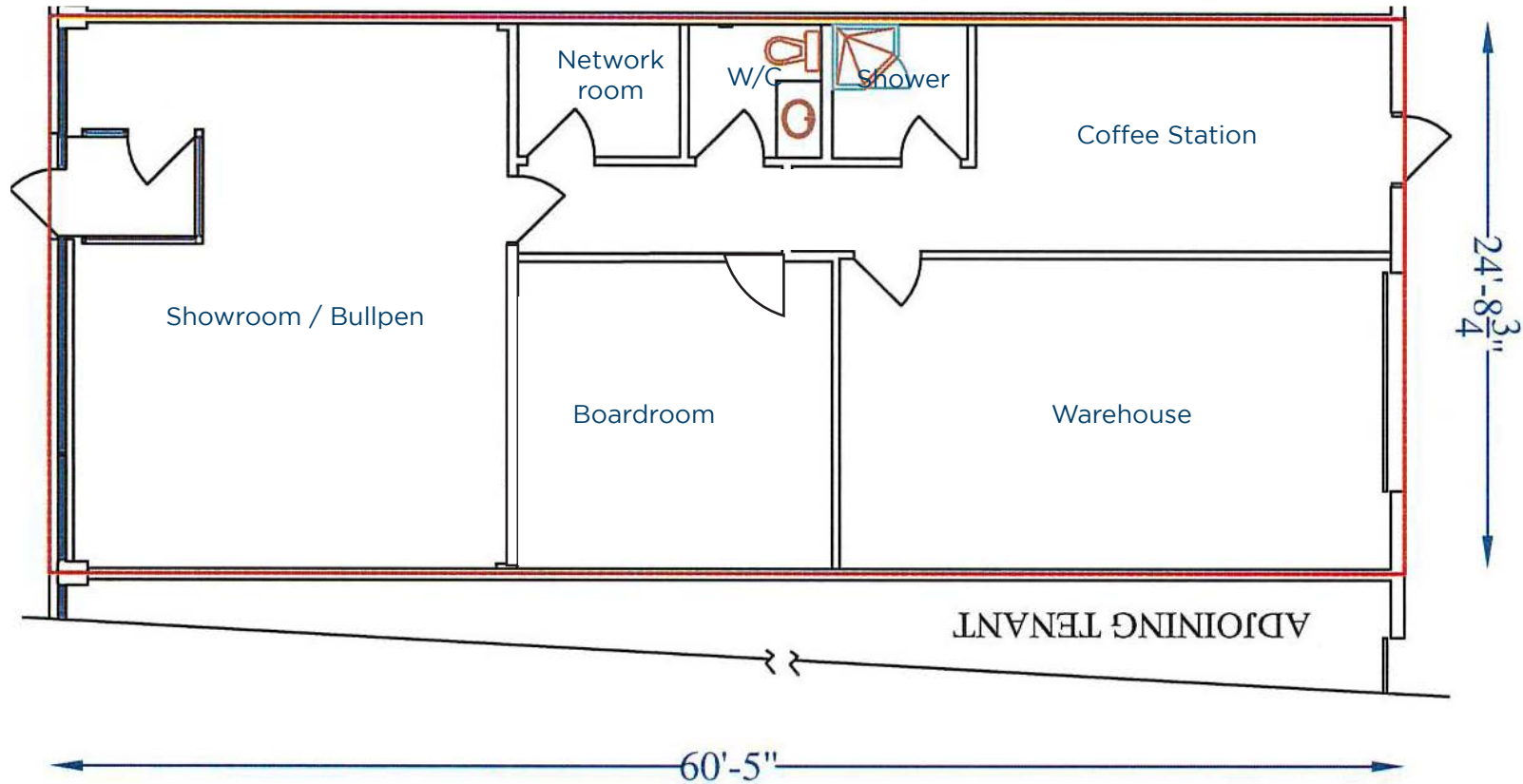




# PROPERTY PICTURES // 2443 42 Avenue NE



# FLOOR PLAN



\*Floor plan not to scale and only approximation



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