

FOR LEASE

# 1026 16 AVENUE NW



LOW OPERATING COST



HIGH-EXPOSURE LOCATION  
ON 16TH AVE NW



PROMINENT SIGNAGE  
OPPORTUNITY



EXCELLENT PARKING  
RATIO & VISITOR PARKING



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# PROPERTY DETAILS

1026 16 AVENUE NW, CALGARY

## AVAILABLE SUITES

|                         |                     |
|-------------------------|---------------------|
| Suite 203               | 1,970 sf            |
| Suite 204 <b>LEASED</b> | <del>1,782 sf</del> |

## PROPERTY OVERVIEW

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| NET RENT        | Market Rates                                                |
| OPERATING COSTS | \$12.00                                                     |
| PARKING         | 9 visitor parking stalls<br>Up to 20 offsite surface stalls |
| PARKING COST    | \$100 per reserved stall                                    |
| FLOORS          | 3                                                           |
| SIGNAGE         | Exterior Signage on 16 <sup>th</sup> Avenue                 |



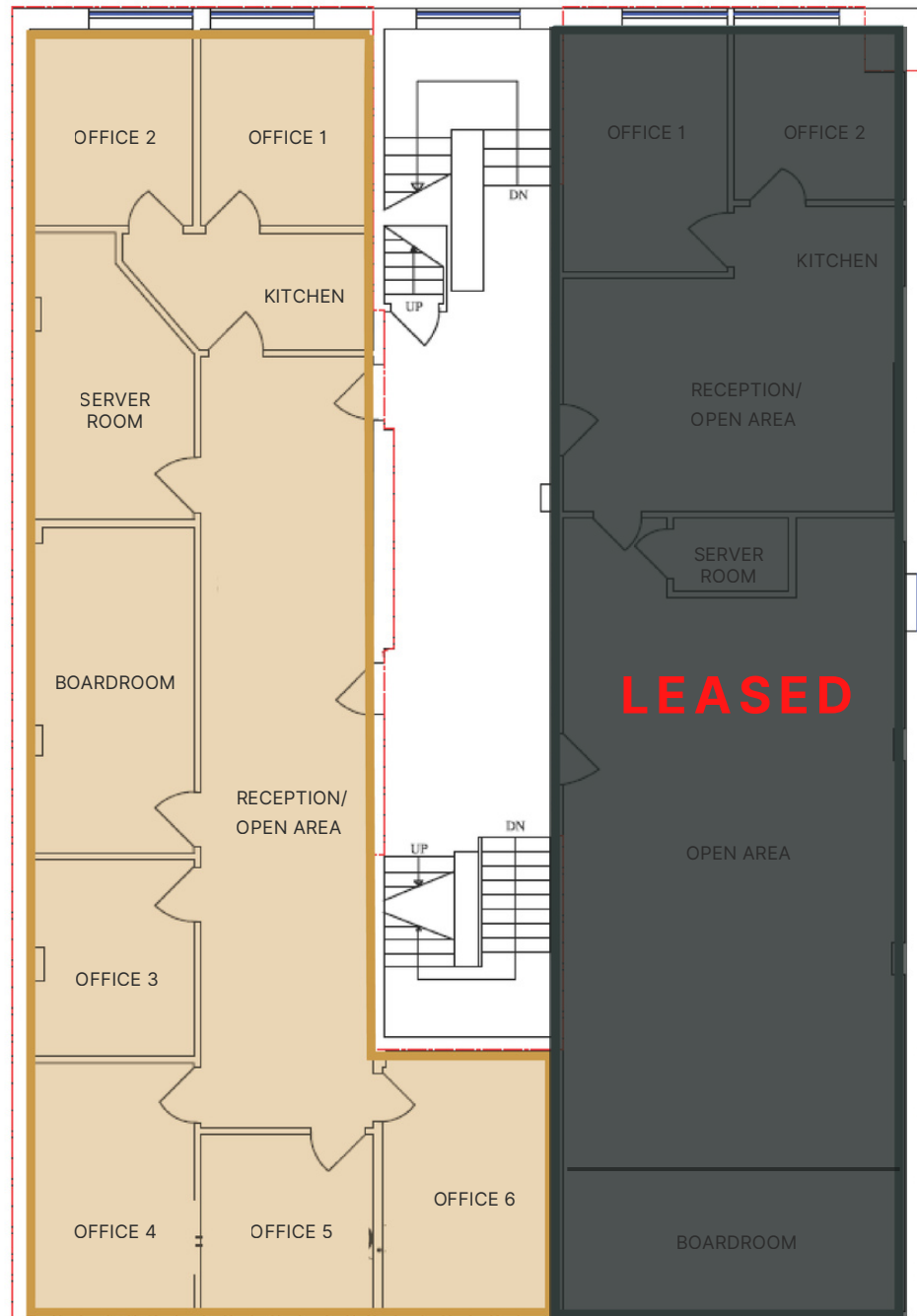
# DEMISING OPTIONS

## Suite 203 1,970 SF

- Reception
- 6 Offices
- Boardroom
- Kitchen
- Server room

## Suite 201 1,782 SF

- Reception
- 3 Offices
- Boardroom
- Open area
- Kitchen
- Server Room



# Suite 203



# 1026 16 AVENUE NW

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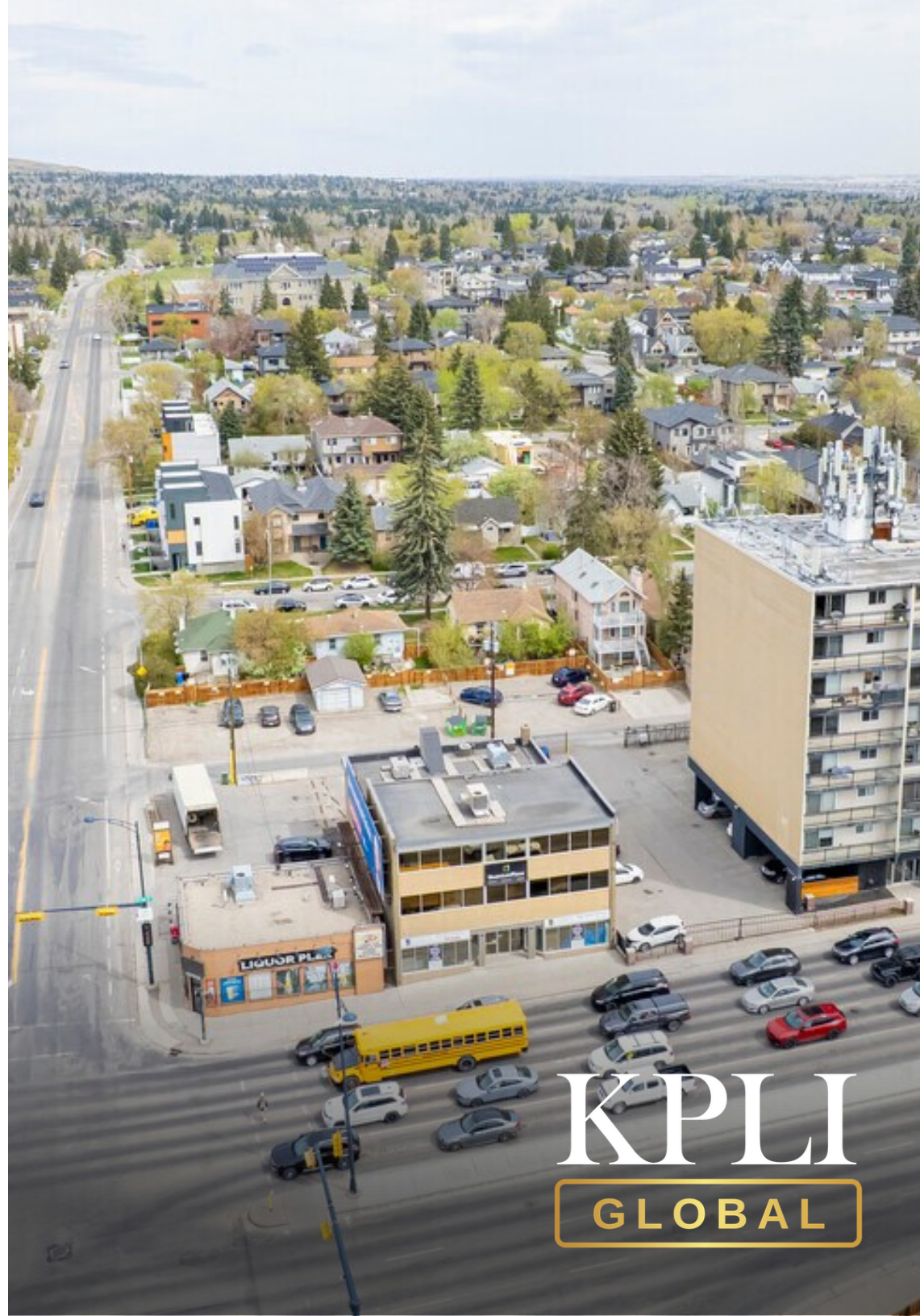
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