

# For Lease

1120 - 68 AVENUE NE  
Calgary, AB

DEMISING OPTIONS FROM  
1,850 to 27,319 sf



**MULTI-TENANT BUILDING**  
with multiple demising options available!



**Allan Zivot**  
Principal  
+1 403 232 4307  
allan.zivot@avisonyoung.com

**Connor Khademazad**  
Associate  
+1 587 293 3363  
connor.khademazad@avisonyoung.com

**AVISON  
YOUNG**

# 1120 68th Avenue NE

## Property details

ADDRESS	1120 - 68th Avenue NE
TOTAL AREA	90,133 sf
AVAILABLE AREA	27,319 sf (approx.)
DEMISING OPTIONS	1,850 sf - 27,319 sf
SITE SIZE	5.76 acres
OCCUPANCY	Q1 - Q2 2026
PARKING STALLS	342 Energized (3.8 / 1,000 sf)
LAND USE	I-B (Industrial - Business) Medical will be considered
LEASE RATE	Market
OP. COSTS	\$16.40 / sf (2025 est.)
CEILING HEIGHTS	9' under t-bar 13' 6" under q-deck

## Property highlights



Two storey suburban office building with distinct, separate signage presence



New main lobby renovations underway



Common gym amenity



Exceptional parking ratio with **342 surface stalls** equating to a ratio of **3.8 stalls per 1,000 rentable square feet**



**High quality, ventilated garage / storage**  
Office building with the ability to be demised to accommodate multiple tenants



Building wide sprinkler system, **high electrical power** (TBV) service for flex office / lab use.



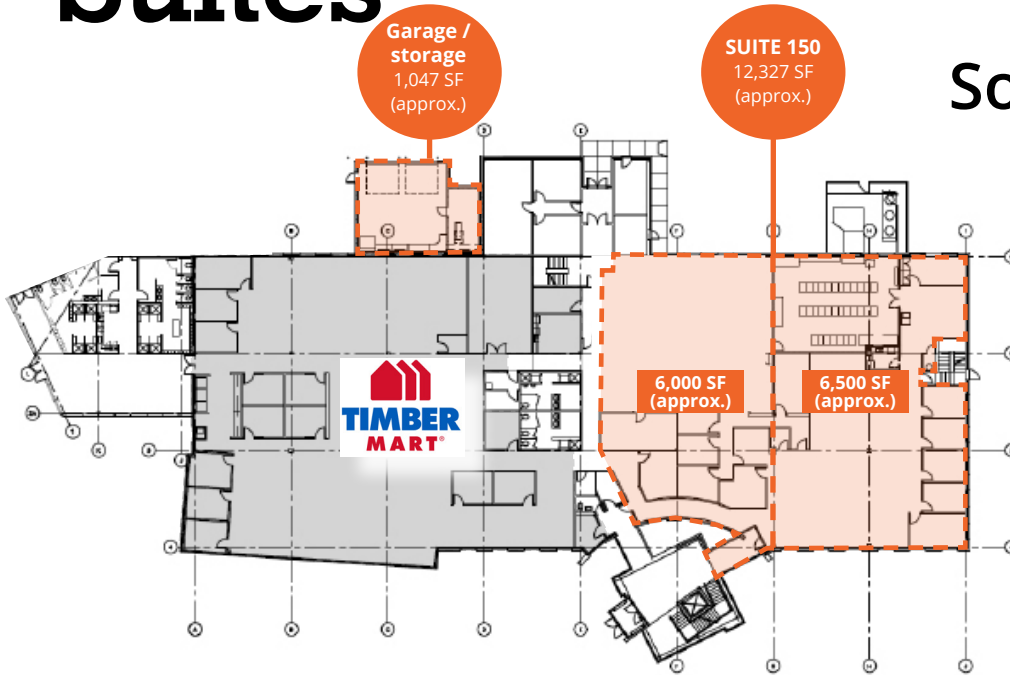
Accessible by two bus transit routes (32 and 69), with stops adjacent to the property



Built in 3 phases (1997, 2002, and 2009)





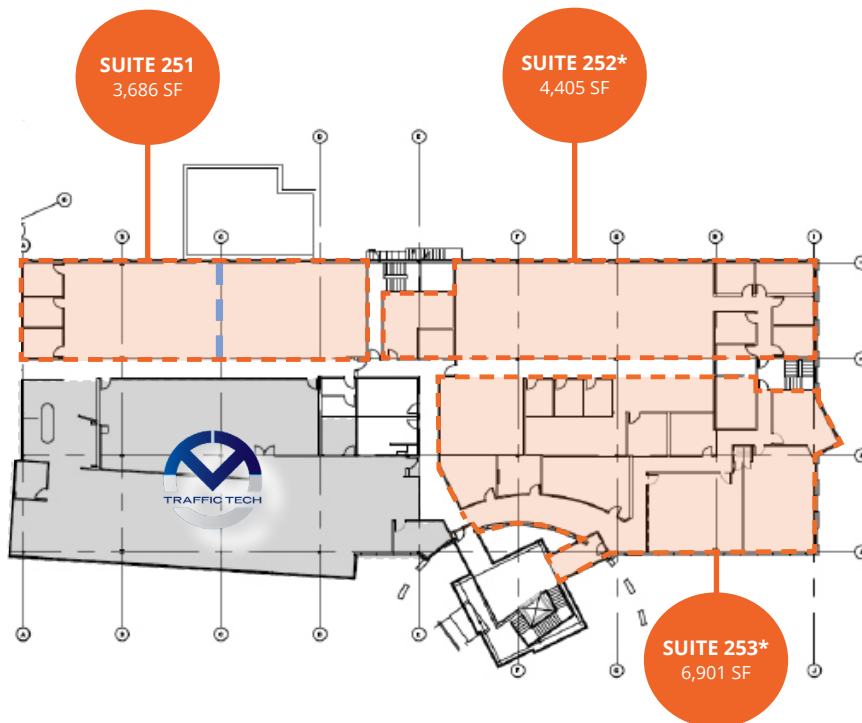
# Available Suites



## South building 1st floor



12,327 sf Total Rentable Area  
Multi Tenant Main Floor option

Rentable area   
Demising options 



## South building 2nd floor

14,992 sf Total Rentable Area  
Multi Tenant Main Floor option

Rentable area   
Demising options 

\*Suite 252 & 253  
Contiguous for 11,306 sf approx.

Proposed demising options can be structured depending on tenant's needs  
Actual square footages subject to change



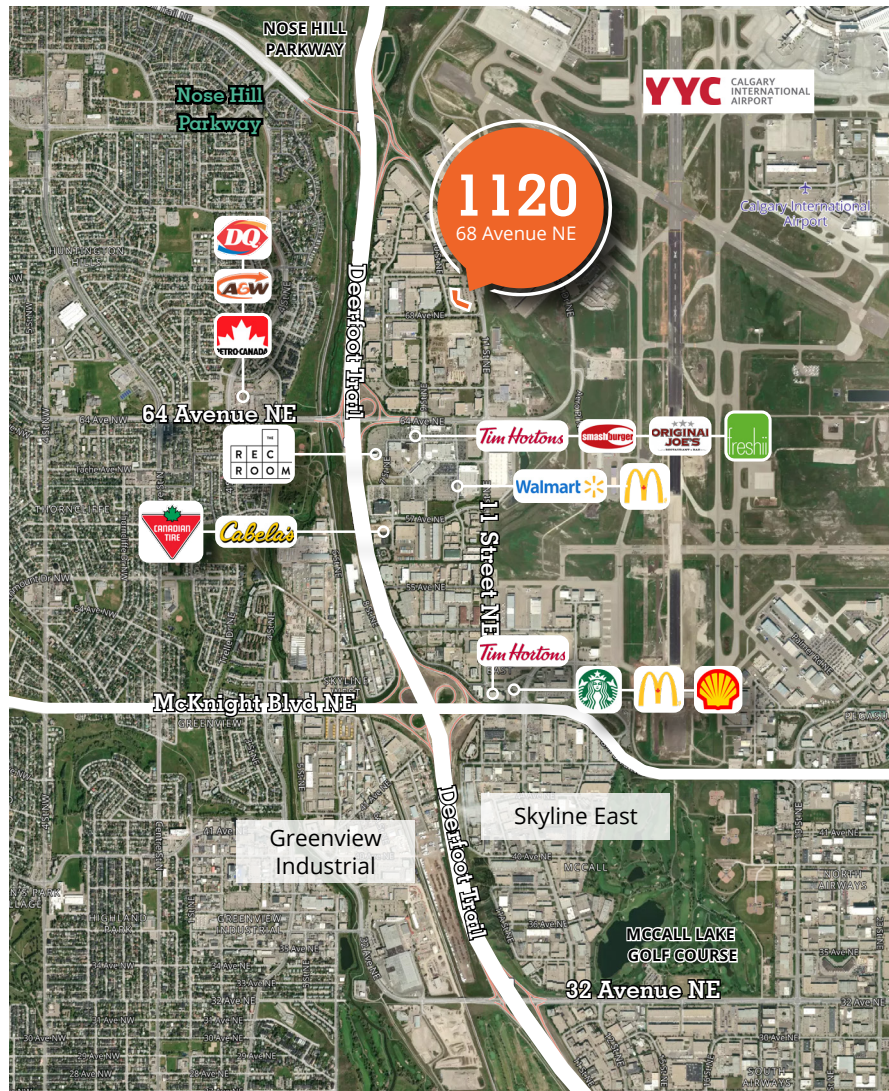
# Location

## Drive times

- 10** minute drive to **Downtown Core**
- 7** minute drive to **YYC International Airport**
- 1** minute walk to **Route 32 (Hutington)**
- 1** minute walk to **Route 69 (Deerfoot Centre)**

## Highlights

- Located in the Deerfoot Business Park with quick and easy vehicle access from Deerfoot Trail by way of the 64 Avenue NE exit
- Close proximity to the Calgary International Airport and the Calgary Downtown Core
- Situated just north of Deerfoot City, a 1.1 million square foot, newly redeveloped retail centre that includes shopping, dining and entertainment amenities serving northeast Calgary



# Contact for more information

---

**Allan Zivot**  
Principal  
+1 403 232 4307  
allan.zivot@avisonyoung.com

**Connor Khademazad**  
Associate  
+1 587 293 3363  
connor.khademazad@avisonyoung.com



**avisonyoung.com**

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

