

BOWNESS  
2ND & 3RD FLOOR OFFICE SPACE

# FOR LEASE



## Highlights...

- ✓ 2nd and 3rd Floor Office with elevator access
- ✓ 2nd floor 2,394, full 3rd floor up to 7,481 sq. ft., can be subdivided
- ✓ Below market rent lease includes utilities
- ✓ Excellent Bowness location, proximity to Hwy 1, Sarcee Trail, Stoney Trail, Crowchild Trail and Downtown
- ✓ Excellent front parking

**PAUL LOUITT**  
**CENTURY 21 Bamber Realty Ltd.**

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**Retail, Industrial, Investment Sales & Leasing**

# F O R L E A S E

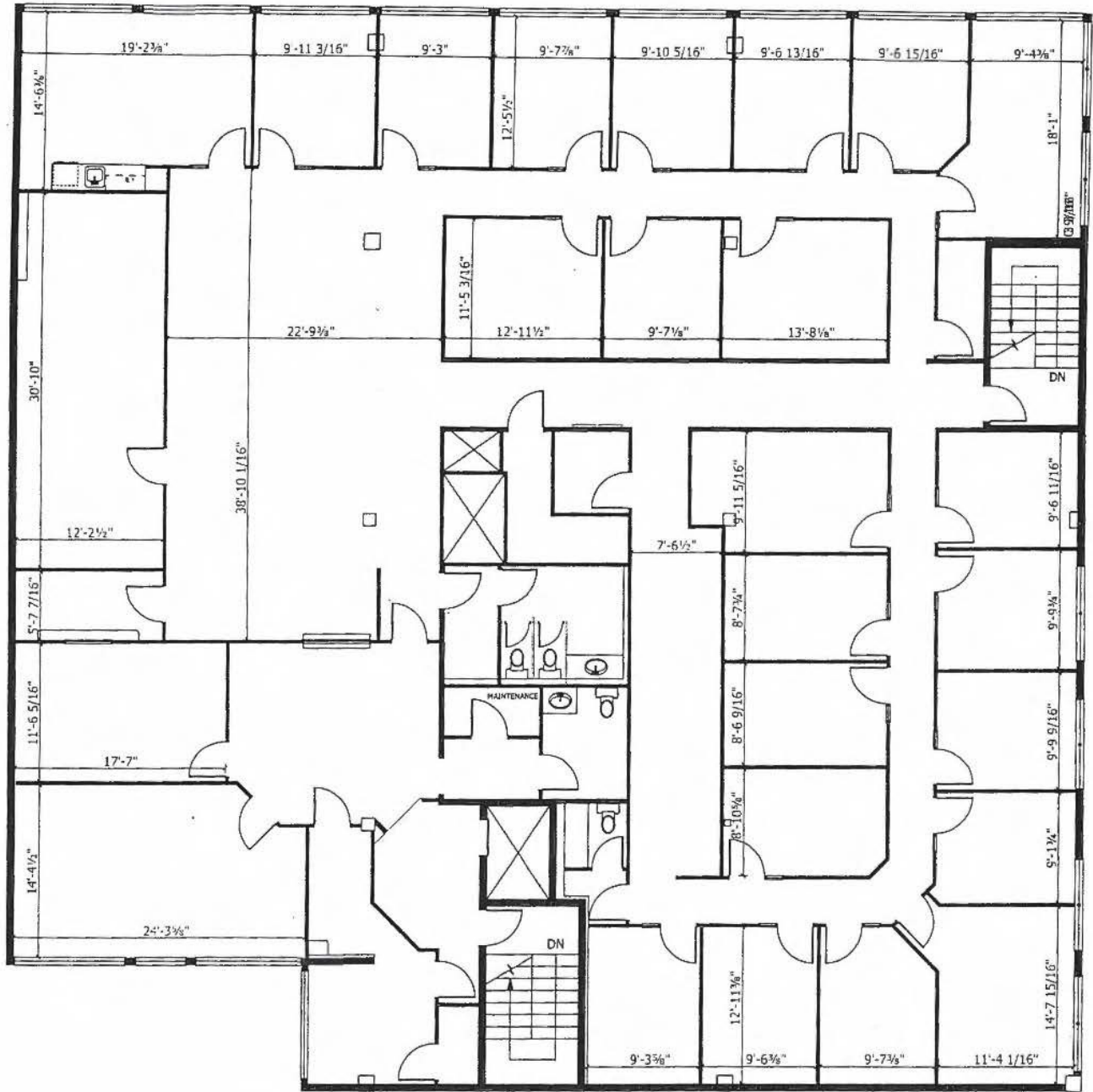
<b>ADDRESS:</b>	68 -7930 Bowness Road NW Calgary, Alberta
<b>ZONING:</b>	DC 93Z95 Direct Control District Bylaw 2P80 C2 (16) guidelines
<b>AVAILABLE SUITES:</b>	Entire 2nd Floor up to 7,481 sq. ft. of developed office available October 1, 2025 3rd floor Suite 320, 2,394.5 sq. ft. , suites can be subdivided
<b>MINIMUM RENT:</b>	Starting at \$12.00 per sq. ft. per annum
<b>OPERATING COSTS:</b>	\$11.16 per sq. ft. per Annum for 2025, includes utilities
<b>DESCRIPTION:</b>	Bowness 3 story retail/office building with elevator access and excellent parking. 2nd and 3rd floor developed office suites available immediately.
<b>PARKING:</b>	Generous parking
<b>LEASE TERM:</b>	Negotiable



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn for the market at any time without notice.

# FOR LEASE

JAN PREPARED BY ACCUSPACE MEASURING



BOMA Z65.1 1996 Office Standard

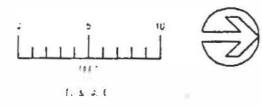
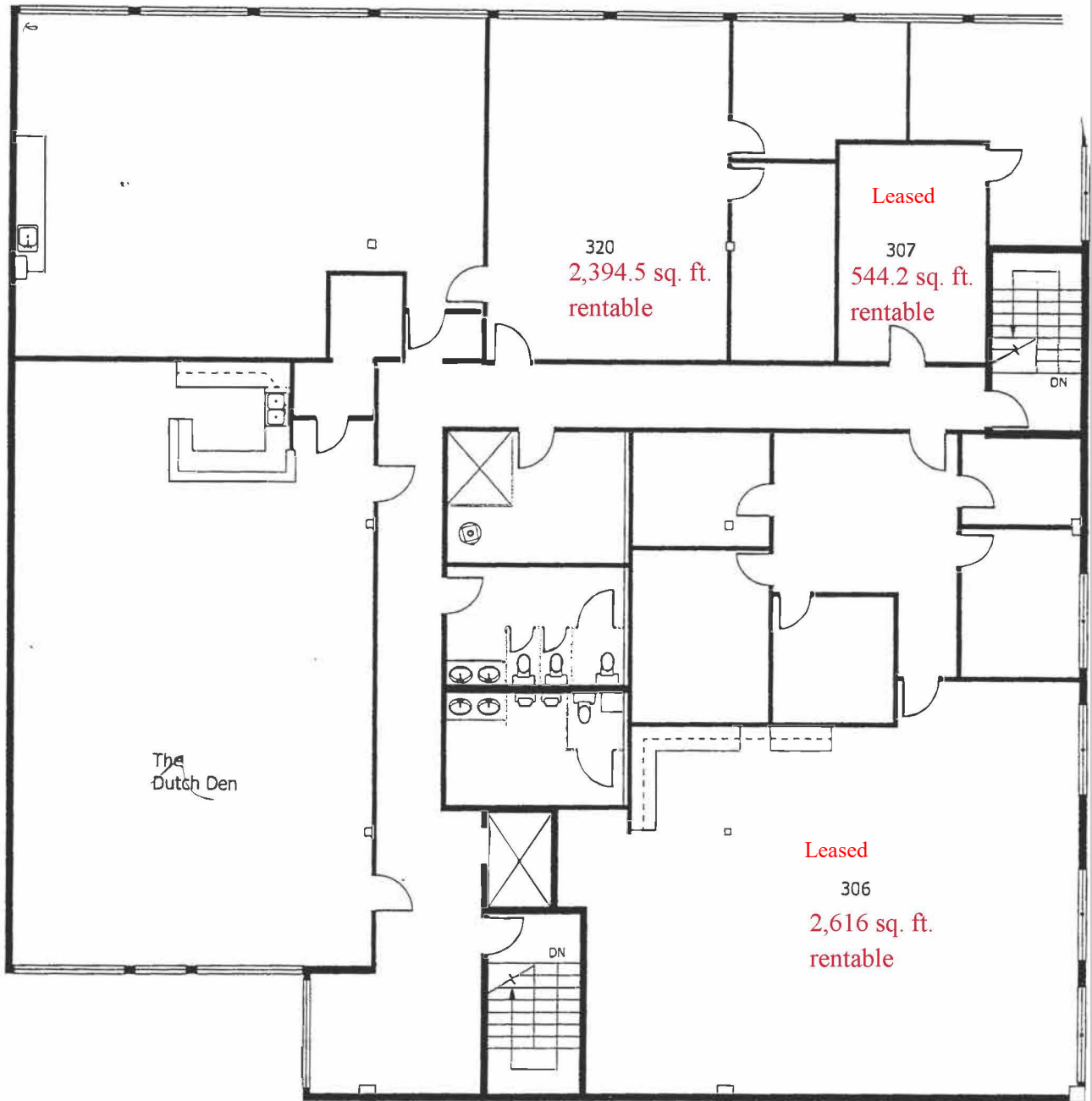
Rentable Area: 7,481.1 sq.ft.



April 9, 2014	7930 Bowness Road NW Calgary, Alberta		REVISIONS -
Scale: as noted			
CLIENT:	2nd Floor	Drawn by: JW	
PROJECT No.:	DRAWING TITLE:	CALGARY: (403) 366-0215	
DRAWING No.:		VANCOUVER: (778) 786-2000	
		Fax: (403) 688-4382	
		Email: info@accuspacemeasuring.com	

# FOR LEASE

AN PREPARED BY ACCUSPACE MEASURING



April 9, 2014  
Scale: as noted  
CLIENT:  
PROJECT No.:

7930 Bowness Road NW  
Calgary, Alberta  
3rd Floor  
DRAWING TITLE:

**ACCUSPACE**  
MEASURING  
Drawn by: JW  
CALGARY: (403) 366-0215  
VANCOUVER: (773) 786-2000  
Fax: (403) 658-1382

REVISIONS -

# FOR LEASE

