

3604 8

Street SE

Calgary, Alberta

Luke Hamill

Executive Vice President

+1 403 294 5707

luke.hamill@cbre.com

Evan Renwick

Vice President

+1 403 750 0807

evan.renwick@cbre.com

6,952 SF Office Building with Bonus Basement Area



3604 8 Street SE
Calgary, Alberta | T2G 5H6



Rentable Area	6,952 SF (100% Office) *4,507 SF Bonus Basement Area
Zoning	I-G (Industrial-General)
Loading	N/A
Ceiling Height	7'-8'9"
Operating Costs	\$4.93 PSF (plus proportionate share of utilities)
Lease Rate	\$15.00 PSF (Year 1)
Availability	Immediately

I-G

Zoning

\$4.93

Operating Costs (PSF)

\$15.00

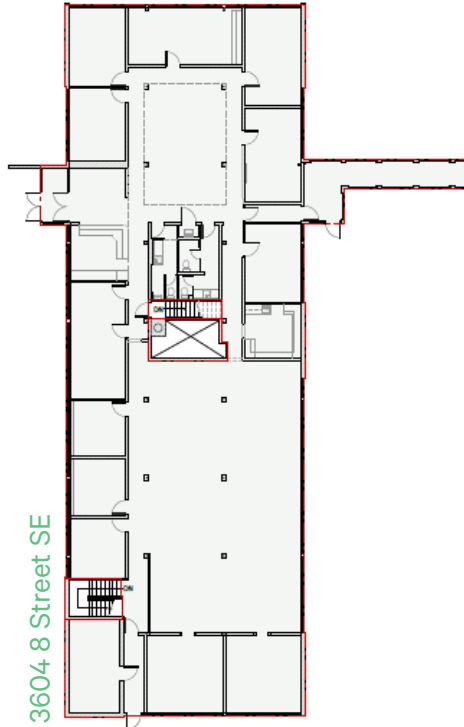
Lease Rate (PSF)

Property Highlights

- + Fully paved and secured lot with two separate points of access
- + South central location within close proximity to major thoroughfares
- + Exposure along 34 Avenue and 8 Street SE
- + Ample on-site parking
- + Outdoor storage capabilities
- + Various public transit opportunities within walking distance
- + Located within 15 minutes from downtown Calgary

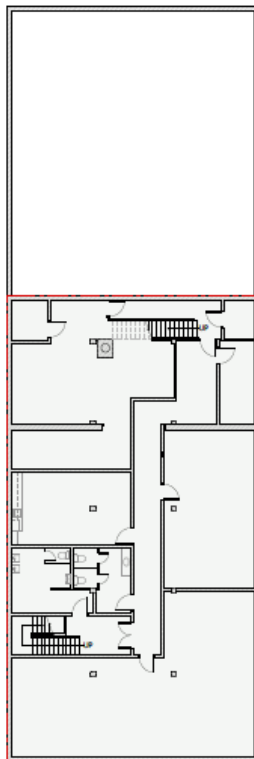


Building Plan



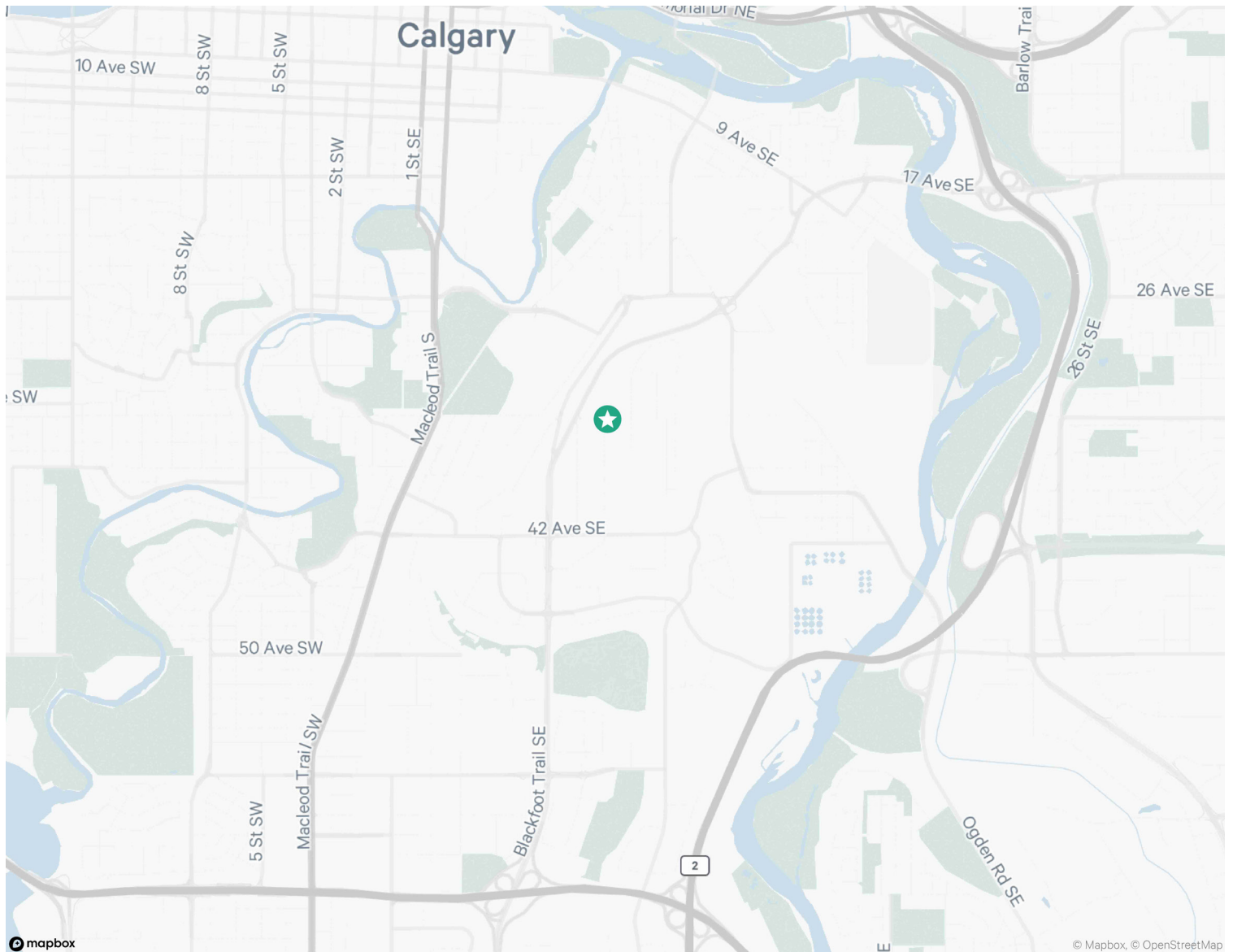
Office 1
6,952 SF

MAIN LEVEL



Bonus Basement Area
4,507 SF

BASEMENT



Contact Us

Luke Hamill

Executive Vice President

+1 403 294 5707

luke.hamill@cbre.com

*Lead Broker

Evan Renwick

Vice President

+1 403 750 0807

evan.renwick@cbre.com

*Lead Broker

Iain Ferguson

Vice Chairman

+1 403 750 0803

iain.ferguson@cbre.com

Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

Blake Ellis

Vice President

+1 403 750 0519

blake.ellis@cbre.com

Kai Ravensbergen

Associate

+1 403 750 0525

kai.ravensbergen@cbre.com

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