

For Lease

1120 - 68 AVENUE NE CALGARY, AB

DEMISING OPTIONS FROM
3,800 TO 11,306 SF



MULTI-TENANT BUILDING

WITH MULTIPLE DEMISING OPTIONS AVAILABLE AND NEW COMMON LOBBY RENOVATIONS!

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TOTAL AREA	90,133 SF
AVAILABLE AREA	11,306 SF (approx.)
SITE SIZE	5.76 Acres
OCCUPANCY	Q4 2026
PARKING STALLS	342 Energized (3.8 / 1,000 SF)
LAND USE	I-B (Industrial - Business) Medical will be considered
LEASE RATE	Market
OPERATING COSTS	\$16.40 / SF (2026 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 completed



Tenant exclusive common gym amenity



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



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.

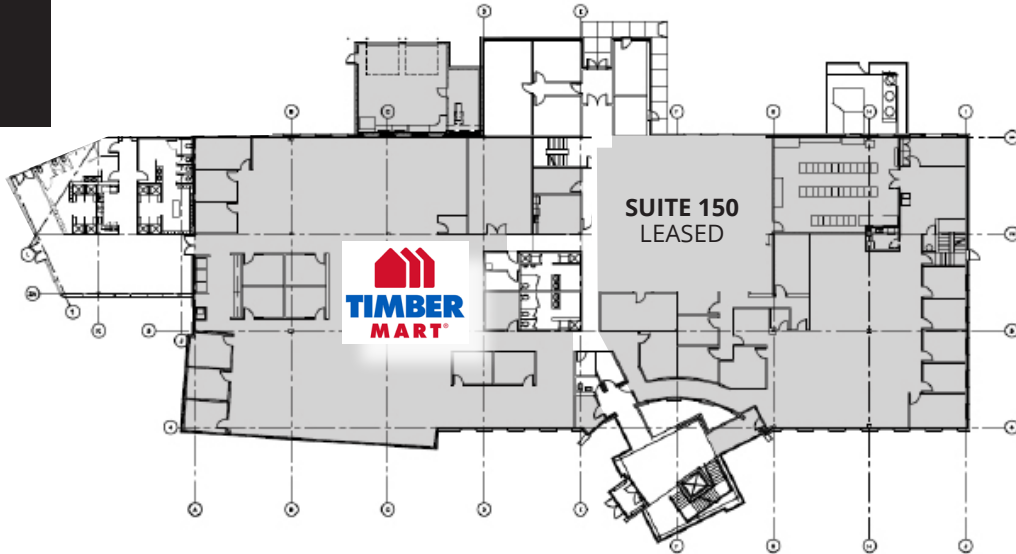


Accessible by two bus transit routes (32 and 69), with stops adjacent to the property

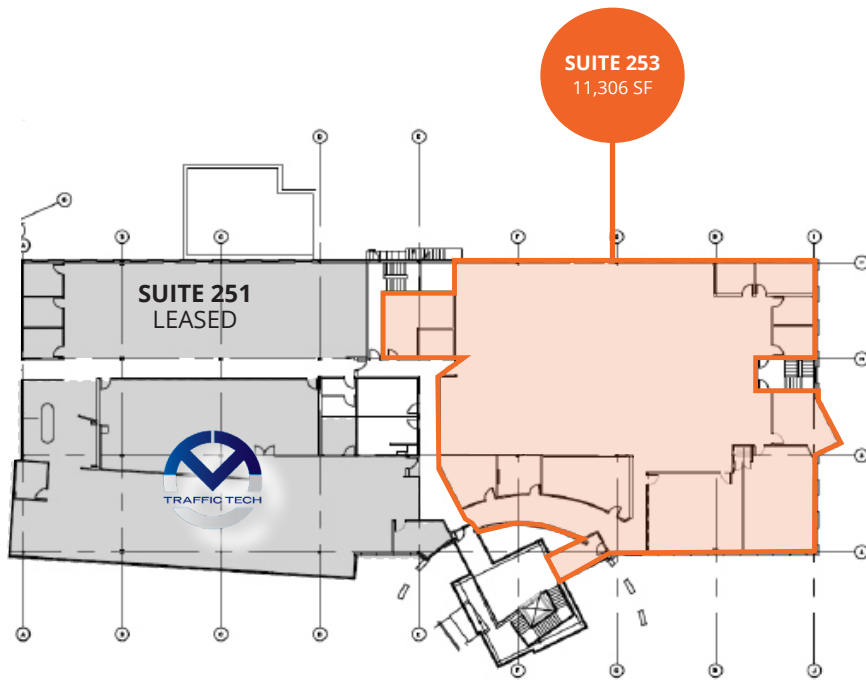


Built in 3 phases (1997, 2002, and 2009)



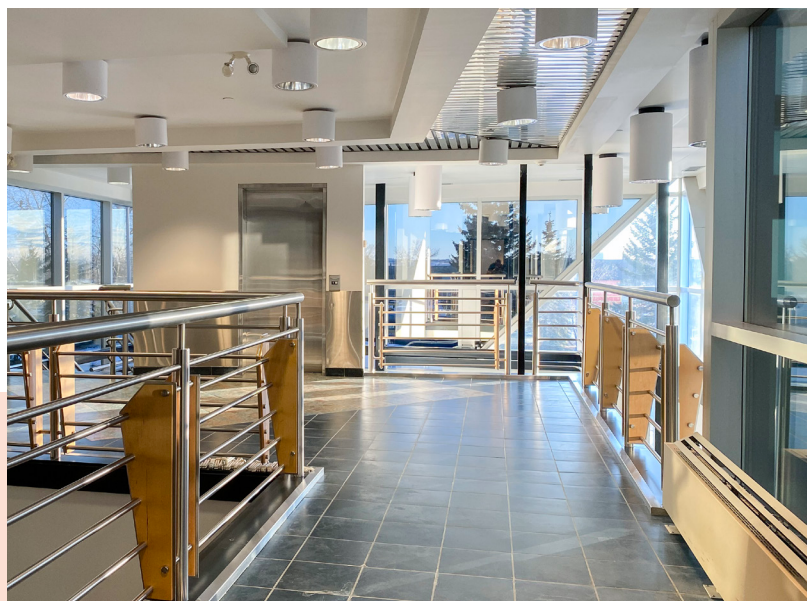


SOUTH BUILDING 1ST FLOOR



SOUTH BUILDING 2ND FLOOR

11,306 sf Total Rentable Area
Multi Tenant Main Floor option



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DRIVE TIMES

10 minute drive to
Downtown Core

7 minute drive to
YYC International Airport

1 minute walk to
Route 32 (Hutington)

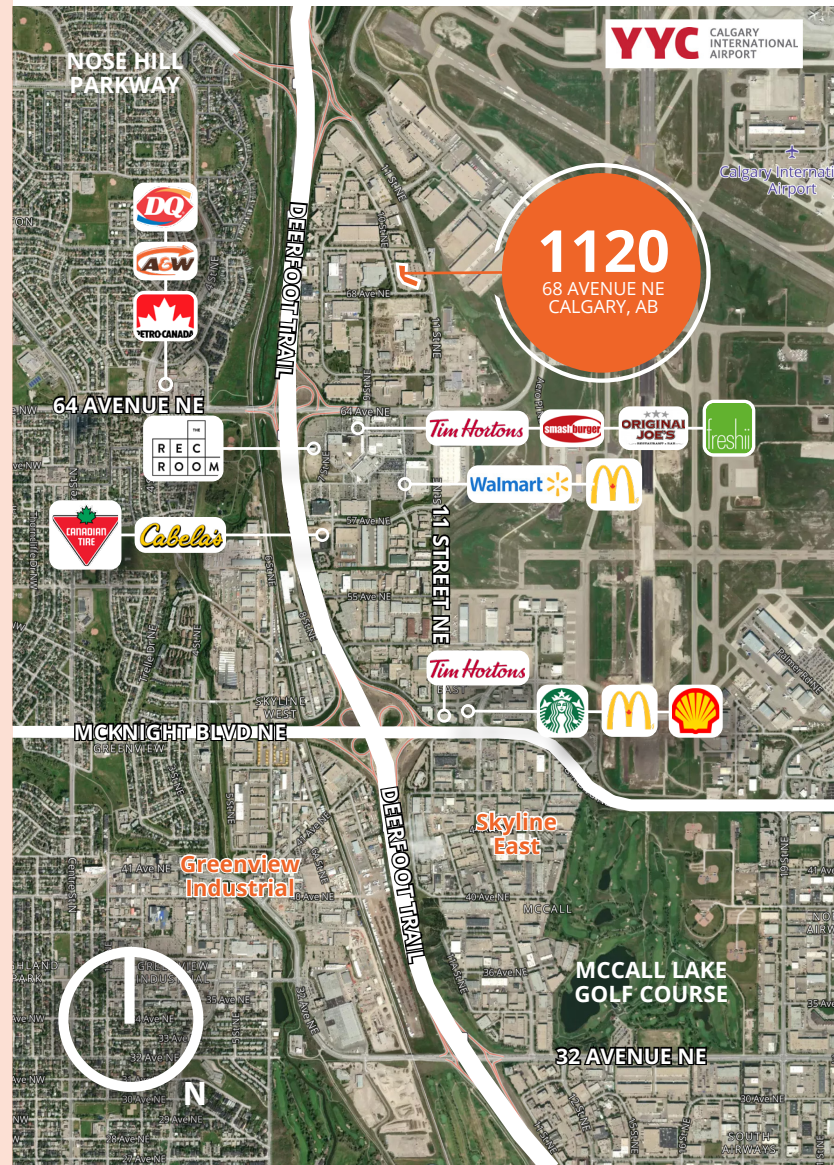
1 minute walk to
Route 69 (Deerfoot Centre)

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





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Get in touch

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