

FOR SUBLEASE

CBRE

4639 72 Avenue SE

Calgary, Alberta



Property Information



3-storey office with culinary test kitchen, staff lunchroom and locker rooms and large conference rooms



Excellent access to Southeast transportation networks



Convenient access to bus routes #23, #43 and #148 along 52 Street SE and 72 Avenue SE



Ample on-site parking as well as bicycle parking



Surrounding amenities include Tim Hortons, A&W, McDonald's and Shell

Zoning	I-G Industrial General
Gross Rent	\$15.00 PSF (+utilities)
Space Available	Main Floor: 10,952 SF First Floor: 10,952 SF <u>Second Floor: 10,971 SF</u> Total: 32,509 SF
Parking Rate	Free of Charge
Parking Stalls	84 Surface Stalls
Available	Immediately
Expiry	June 31, 2029

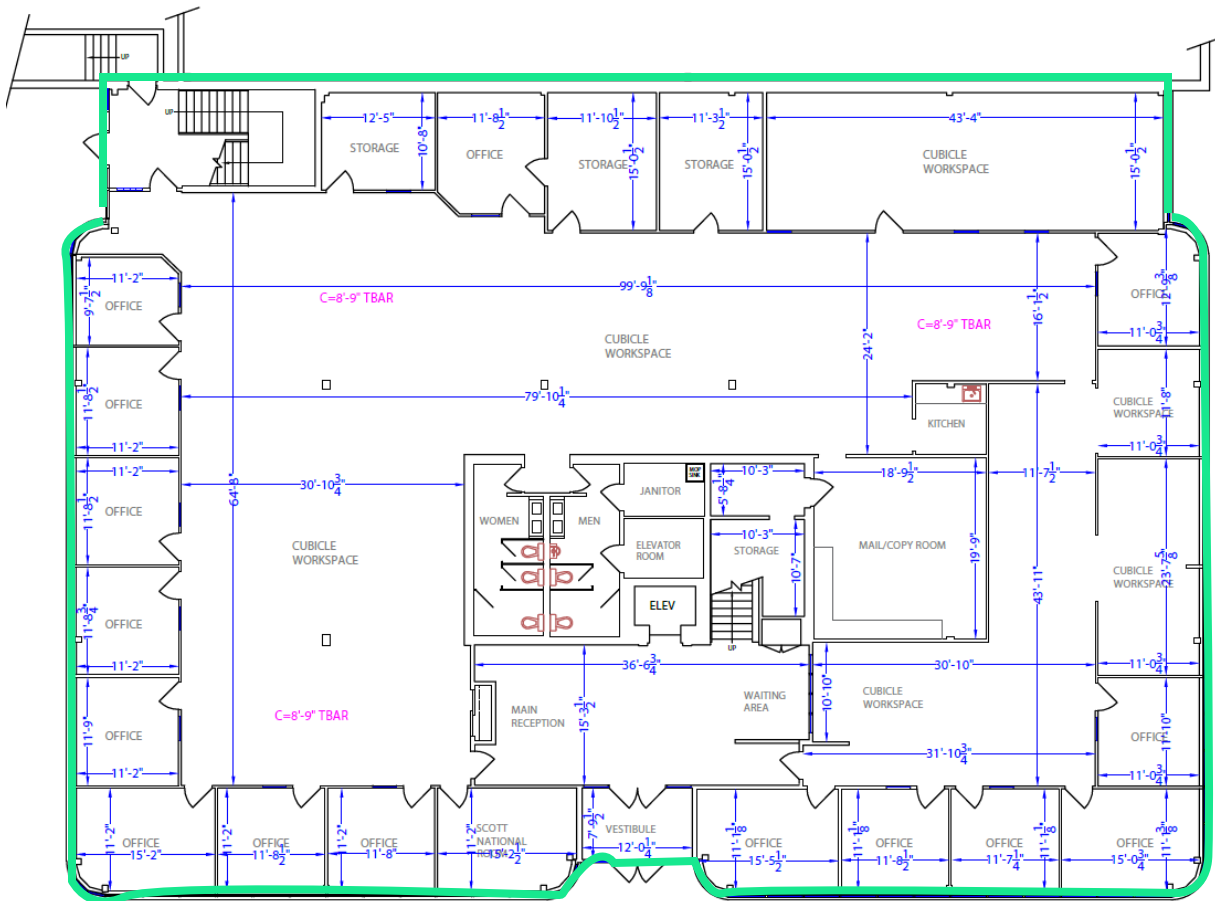
Main Floor - 10,952 SF



Open Space with Large Windows



Offices with Natural Lighting



- Reception
- 15 Offices
- Cubicle Workspaces
- Boardroom
- Kitchen
- Mail/Copy Room
- Storage Rooms



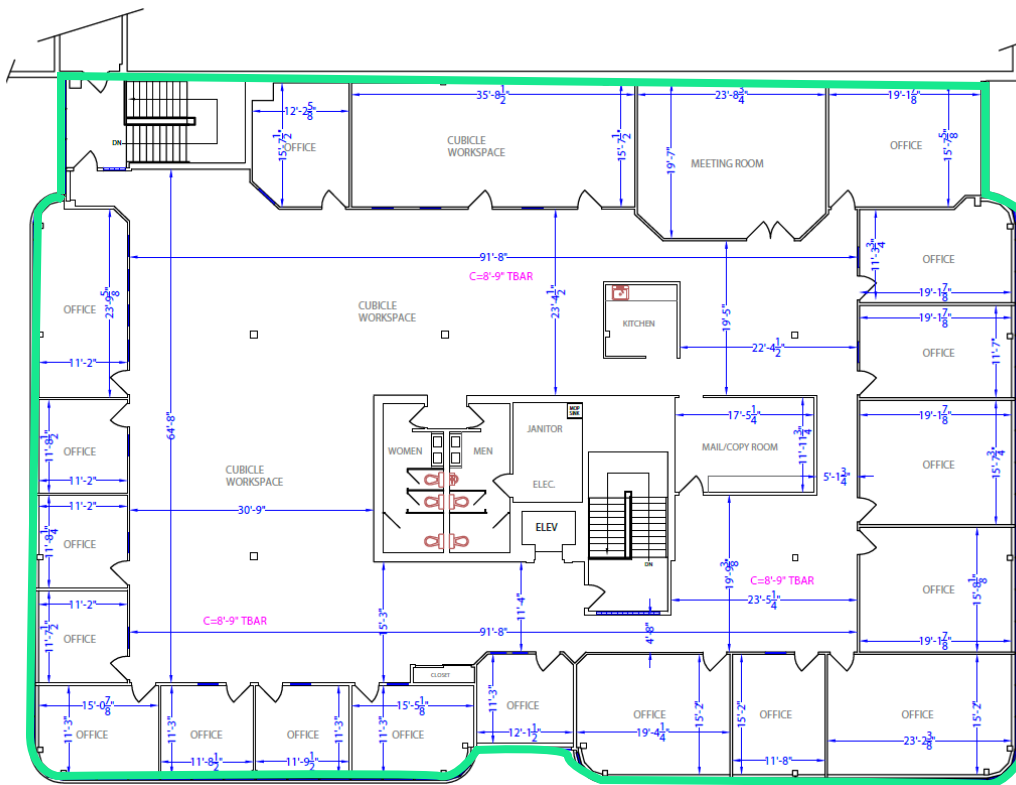
Third Floor - 10,971 SF



Offices with Natural Lighting



Boardroom



- 18 Offices
- Cubicle Workspaces
- Meeting Room
- Kitchen
- Mail/Copy Room

Location





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For more information, please contact:

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