



HART BROWNING MANAGEMENT INC.

For Lease 15,697 SF Office / Warehouse Space

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Property Highlights

- *Quick access off Barlow Trail and McKnight Blvd*
- *15 minute drive to Downtown core*
- *On-site parking*
- *Walking distance to Whitehorn LRT station*
- *Many restaurants and retail establishments nearby*

Property Information

Owner:	W.P. Holdings Corporation
Address:	3880 – 3892, 29 Street NE Main Floor Only
District:	Horizon Industrial Park, Ward 5
Zoning:	I-G (Industrial General)
Lighting:	LED
OP Costs (2024):	\$6.15 psf
Rental Rate:	Market
Available:	November 1, 2024
Space:	15,697 Square Feet
HVAC:	Office Furnace and Warehouse unit heaters

Permitted Uses:

- Distribution Centre
- General Industrial – Light & Medium

Discretionary Uses:

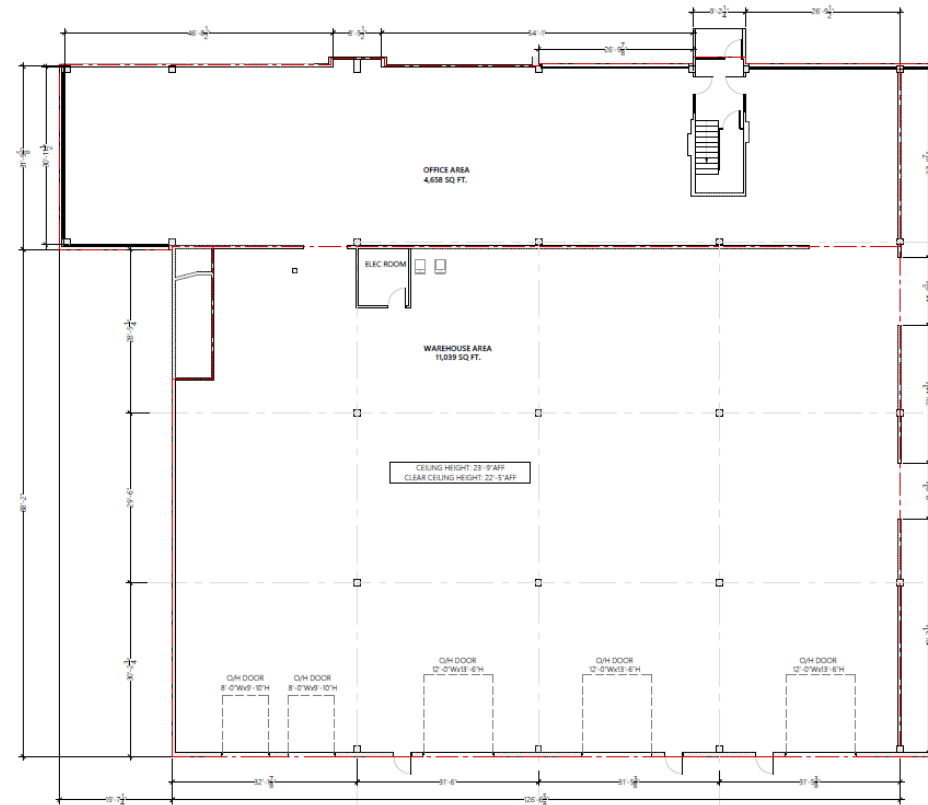
- Instructional Facility
- Office
- Print Centre

Floor Plan

4,658 Sq. Ft. – Office area

11,039 Sq. Ft. – Warehouse

15,697 Sq. Ft. – Rentable Area



1 SURVEYED FLOOR PLAN

3/02" = 1'-0"

3900

29TH STREET NE
CALGARY, AB

PREPARED FOR:



www.hartbrowningmanagement.com
info@hbmanagement.com

MEASUREMENT STANDARD:
BOMA/SIOR 2004

LAND USE:
I-G
RENTABLE AREA:
15,697 SQ. FT.

CERTIFICATE:

WE VISITED 3900 29 ST NE CALGARY, ON 11/01/14 TO VERIFY THE CONSTRUCTED AREA, MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD (MEASURED FROM THE EXTERIOR ARCHITECTURAL FINISH AT EXTERIOR WALLS EXCLUSIVE OF DECORATIVE PROJECTIONS, THE TENANT SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA OR MAJOR VERTICAL PENETRATIONS, AND THE CENTRE OF ANY DEMISING WALLS). WE VERIFY THE "RENTABLE AREA" OF THE PREMISES TO BE 15,697 SQUARE FEET.

Jordan Sages 04/09/14
JORDAN SAGES DATE
PRINCIPAL, OPERATIONS

SURVEYED BY: JS PREPARED BY: AP

DRAWING TITLE:
SURVEYED FLOOR
PLAN

SURVEY DATE: 17/01/14 SHEET: AB-A01

PROJECT NUMBER: 4603

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