

6025 12 Street SE, Unit 17

Calgary, Alberta

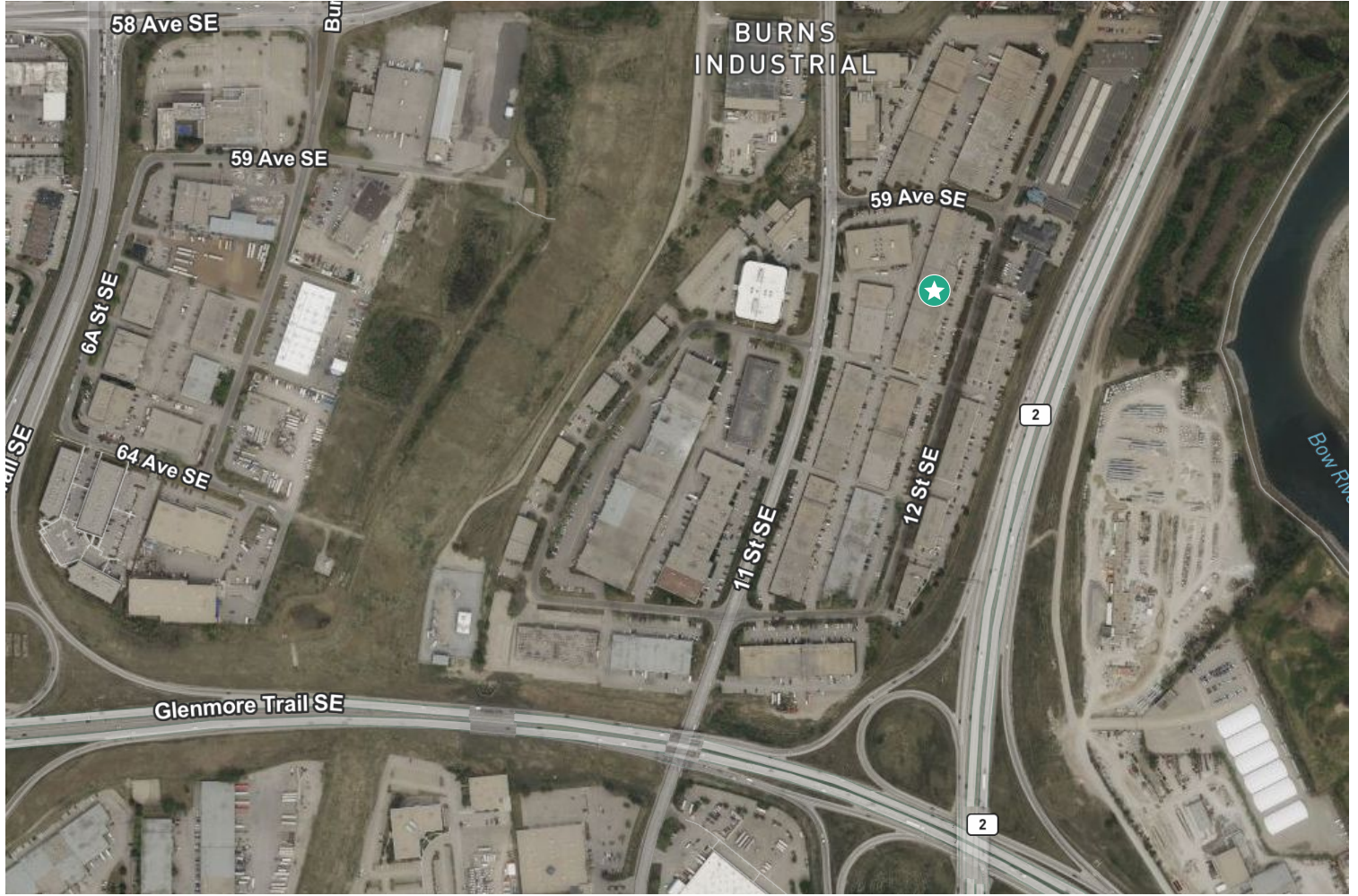
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3,828 SF Office/Warehouse Unit



6025 12 Street SE, Unit 17

Calgary, Alberta | T2H 2K1



Rentable Area	Office/Showroom:	±2,500 SF
	Warehouse:	±1,328 SF
	Total Rentable Area:	3,828 SF

Zoning I-G (Industrial-General)

Loading 1 x Drive-in (8'x10')

Ceiling Height 21'

Power 100 Amp, 600 Volt, 3 Phase

Operating Costs \$6.08 PSF

Lease Rate \$14.00 PSF

Availability Immediately

I-G

Zoning

\$6.08

Operating Costs (PSF)

\$14.00

Lease Rate (PSF)

Property Highlights

- + Substantial office build-out with small storage warehouse at rear
- + 9 private offices, boardroom and kitchenette
- + Easy access to Glenmore Trail and Blackfoot Trail SE
- + Located minutes from Deerfoot Meadows Shopping Centre which offers a wide variety of employee and customer amenities
- + Ample double row, surface parking available



Rentable Area Breakdown

±2,500

Office (SF)

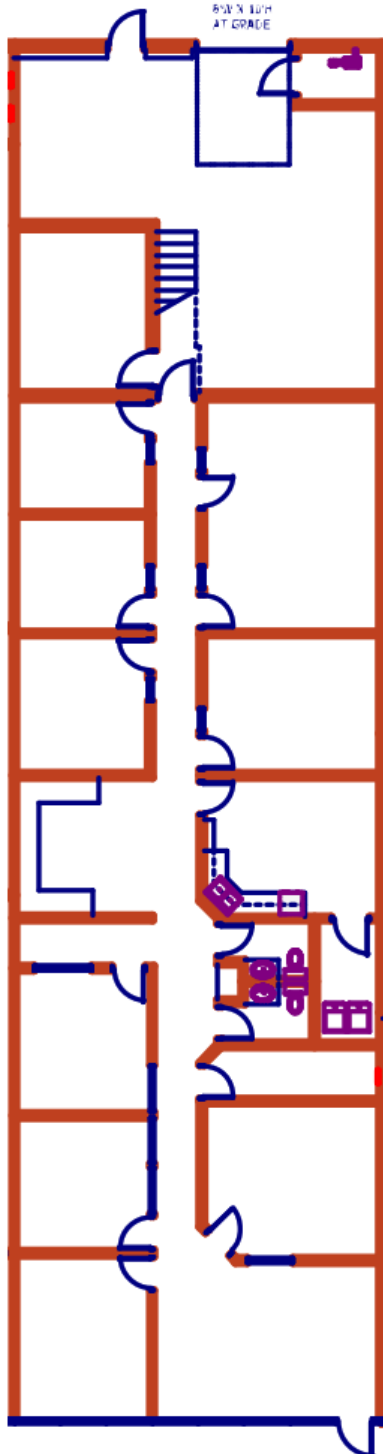
±1,328

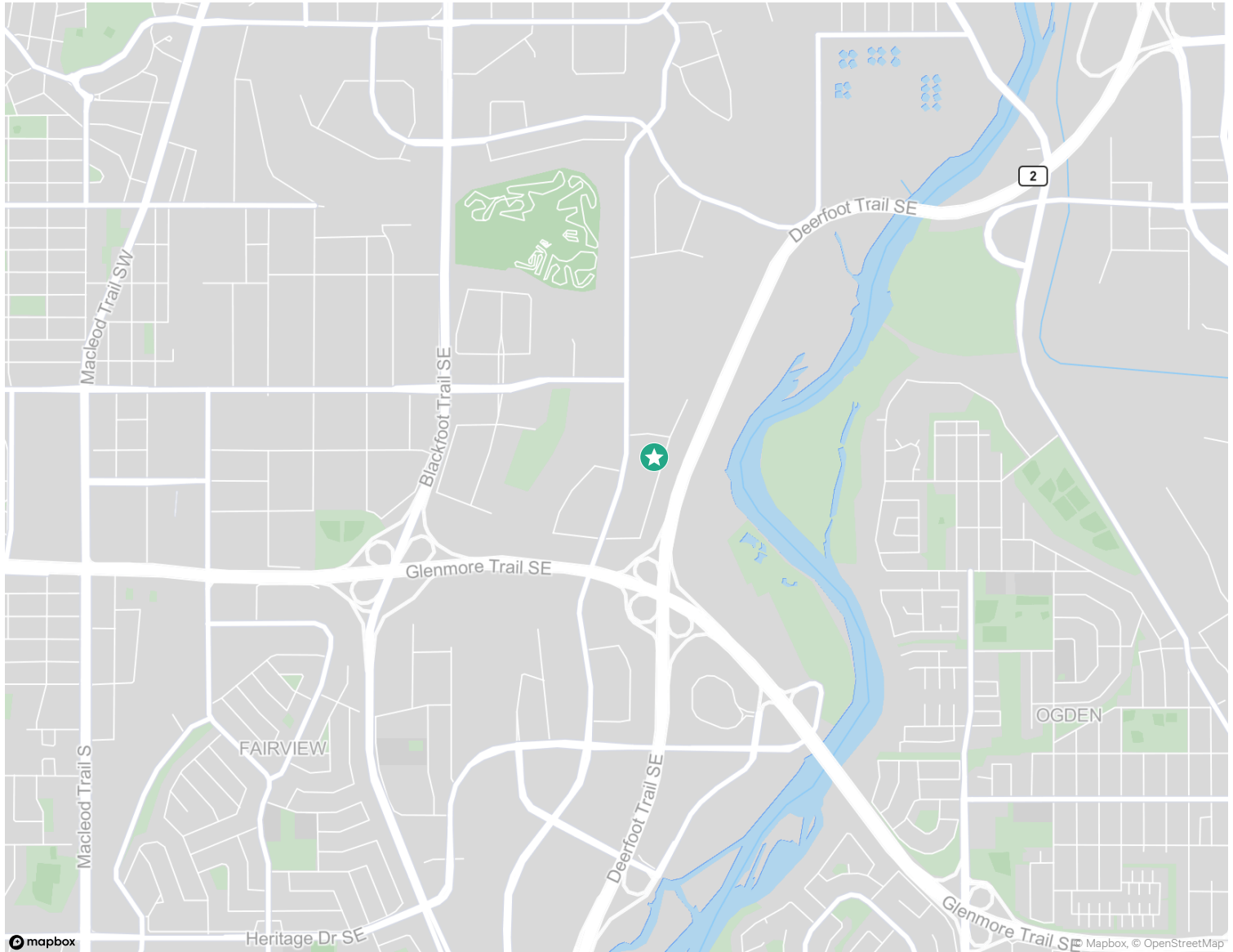
Warehouse (SF)

3,828

Total Rentable Area (SF)

Floor Plan





Contact Us

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