

FOR LEASE OFFICE

HAMPSHIRE COURT

Suite 150, 3015 - 12th Street N.E.



1,700 Square Feet



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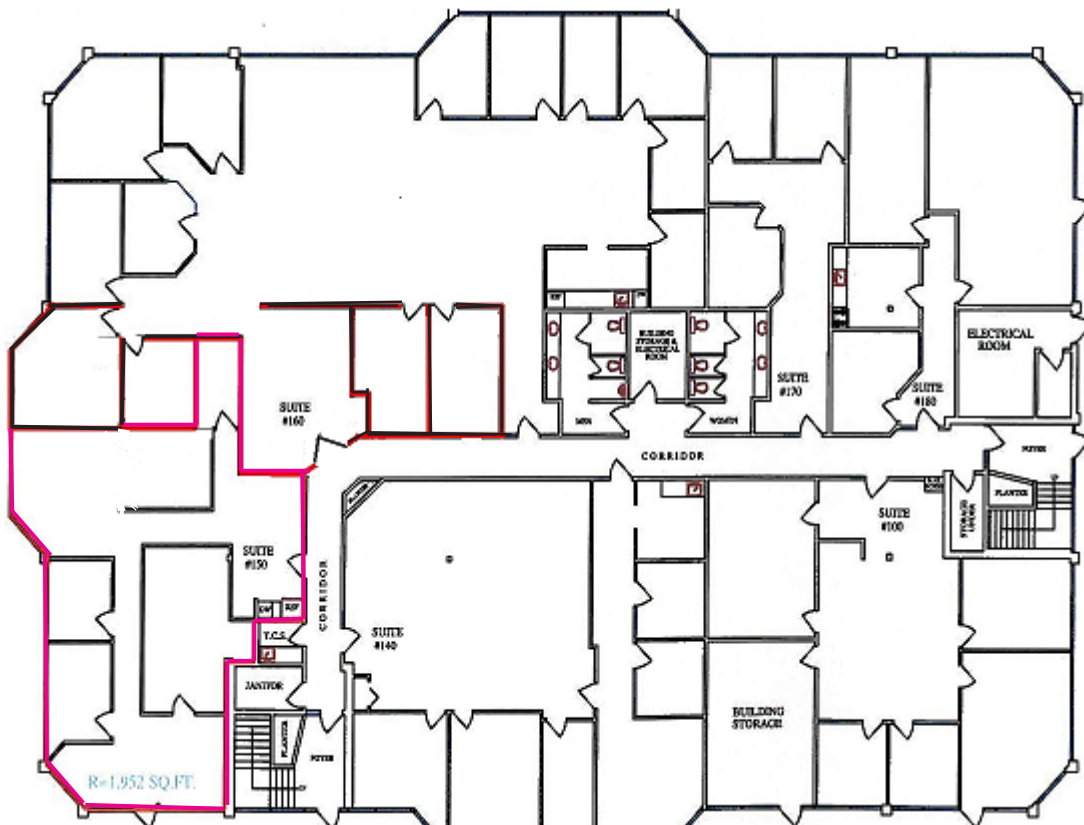
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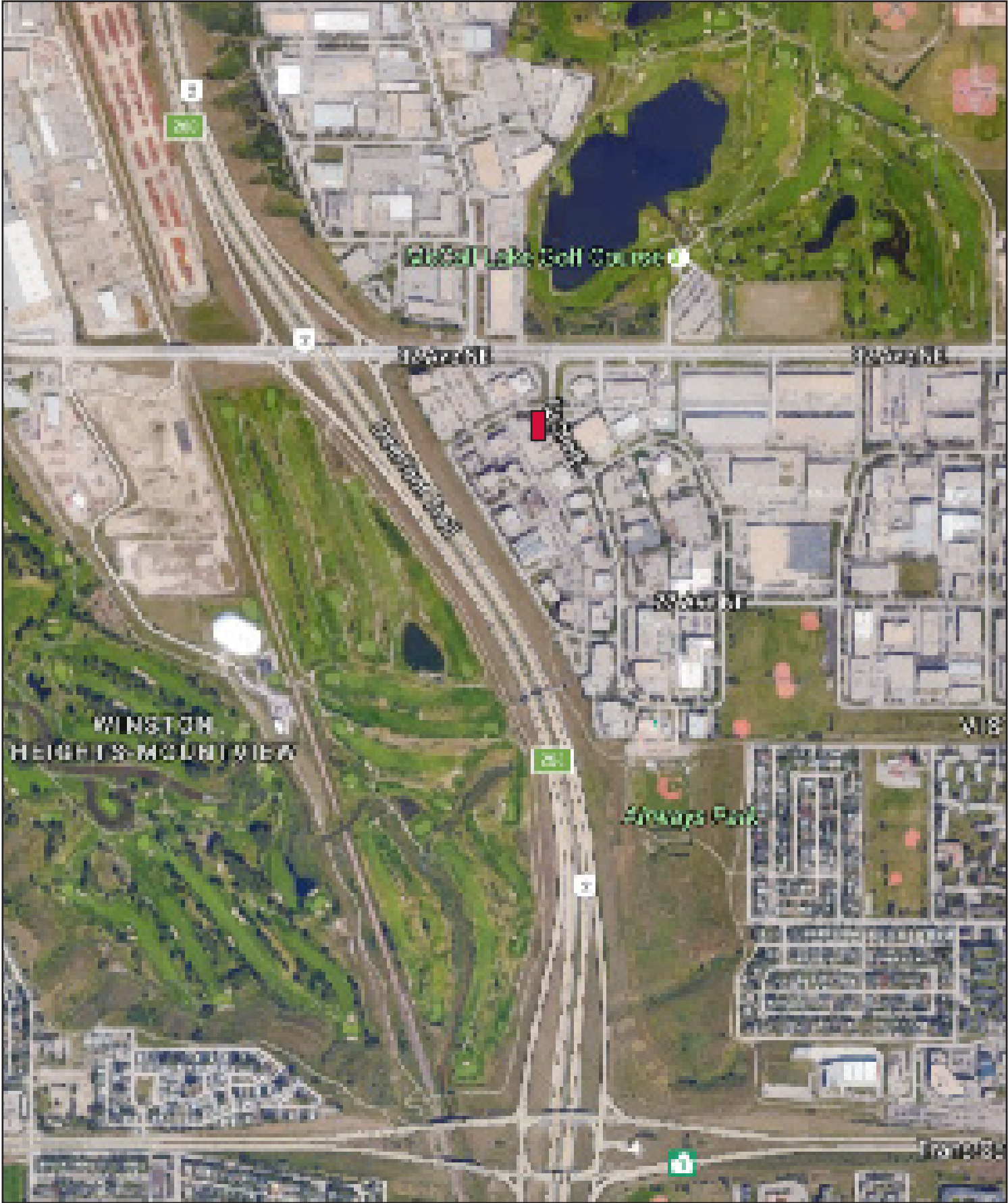
PROPERTY HIGHLIGHTS

Suite 150, 3015 - 12 Street N.E.

LEGAL DESCRIPTION:	Plan 7811365; Block 13, Lot 6
ZONING:	I - B (Industrial Business)
BUILDING SIZE:	25,000 Sq. Ft. (M/L)
OFFICE:	1,700 Sq. Ft.
MECHANICAL:	HVAC Multi-Zone
PARKING	Ample-Surface and Energized
LEASE RATE:	\$14.00 / Sq. Ft.
PROPERTY TAX:	\$2.16/ Sq. Ft.
OPERATING COSTS:	\$6.81 / Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediate
COMMENTS:	Fibre optics, Shaw/Telus, Kitchen New HVAC system (2015) Close proximity to City Centre & Airport Outside entrance Exposure to 12th Street Furnished Calgary Transit Bus Route 32, 72 & 73



AERIAL VIEW
Suite 150, 3015 - 12 Street N.E.



CITY MAP

Suite 150, 3015 - 12 Street N.E.

