

FOR LEASE OFFICE

HAMPSHIRE COURT

Suite 200, 3015 - 12th Street N.E.



2,923 Square Feet



Norcal Realty & Management Corp.

Suite 260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2
Phone: (403) 291-3010
Fax: (403) 291-3591
www.norcalgroup.com

Hardy Nielsen
Direct Tel: (403) 540-6332
hardy@norcalgroup.com

Kevin Deeks
Direct Tel: (403) 819-8331
kdeeks@norcalgroup.com

The information contained herein is provided for general information only and is subject to change at any time. Norcal Realty & Management (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

PROPERTY HIGHLIGHTS

Suite 200, 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:	2,923 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 New HVAC system (2015) Close proximity to City Centre & Airport Two Entrances Exposure to 12th Street N.E. Furnished if required Kitchen Calgary Transit Bus Route 32, 72 &73

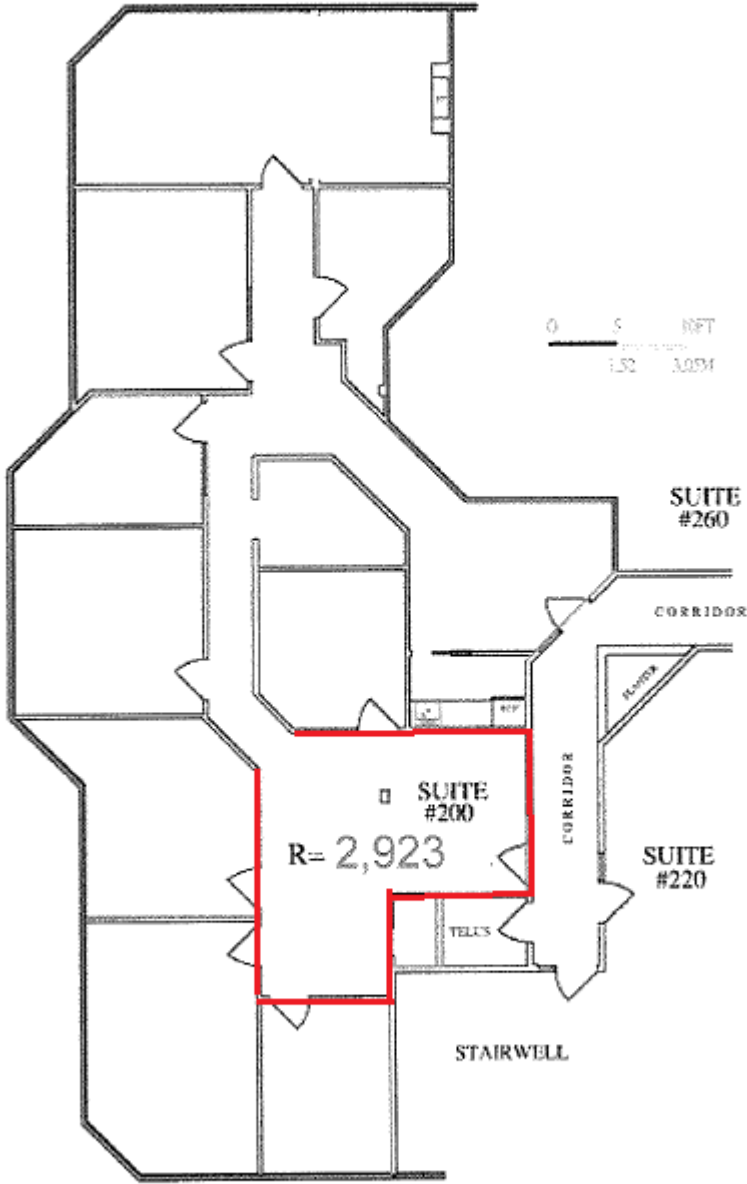
FLOOR PLAN

Suite 200, 3015 - 12 Street N.E.



SUITE #200, 3015 - 12 STREET NE
CALGARY, ALBERTA

MEASURED - JAN 12, 2010 per BOMA STANDARD



AERIAL VIEW

Suite 200, 3015 - 12 Street N.E.

