

# FOR LEASE OFFICE

## HAMPSHIRE COURT

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



1,100 Square Feet



**Norcal Realty & Management Corp.**

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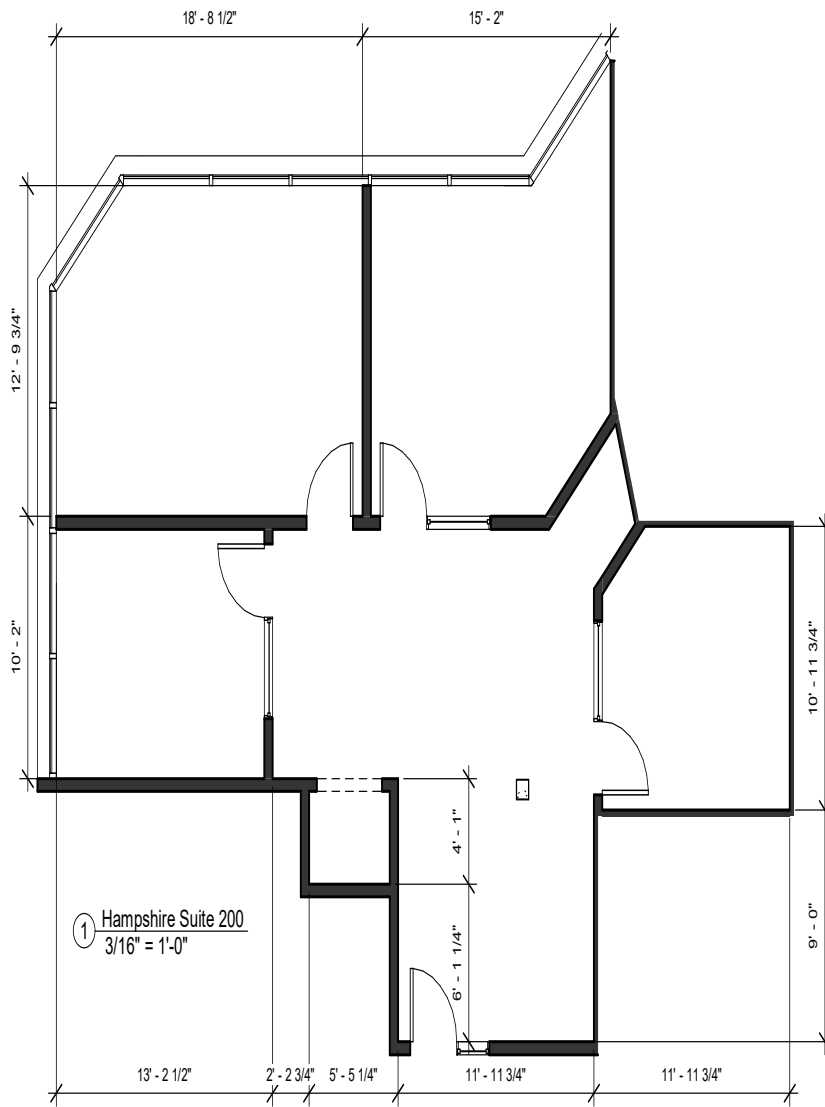
# PROPERTY HIGHLIGHTS

Suite 200, 3015 - 12 Street N.E.

<b>LEGAL DESCRIPTION:</b>	<b>Plan 7811365; Block 13, Lot 6</b>
<b>ZONING:</b>	<b>I - B (Industrial Business)</b>
<b>BUILDING SIZE:</b>	<b>25,000 Sq. Ft. (M/L)</b>
<b>OFFICE:</b>	<b>1,100 Sq. Ft.</b>
<b>MECHANICAL:</b>	<b>HVAC Multi-Zone</b>
<b>PARKING</b>	<b>Ample-Surface and Energized</b>
<b>LEASE RATE:</b>	<b>\$14.00 / Sq. Ft.</b>
<b>PROPERTY TAX:</b>	<b>\$2.16/ Sq. Ft.</b>
<b>OPERATING COSTS:</b>	<b>\$6.81 / Sq. Ft. ("2018 Budget")</b>
<b>AVAILABLE:</b>	<b>Immediate</b>
<b>COMMENTS:</b>	<b>Fibre optics, Shaw / Telus New HVAC system (2015) Close proximity to City Centre &amp; Airport Two Entrances Exposure to 12th Street N.E. Furnished if required Kitchen Calgary Transit Bus Route 32, 72 &amp;73</b>

# FLOOR PLAN

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



DRAWN BY	EC	PROJECT	Hampshire Suite 200-210	SHEET TITLE	Hampshire Court
CHECKED BY	G	PROJECT	200-210 3015 12 Street N.E.	SHEET NUMBER	200
SCALE	3/16" = 1'-0"			PROJECT STATUS	For Lease
PRINT DATE	7/6/2018 4:06:26 PM	<small>Copyrighted drawings are the property of Norcal Realty &amp; Management Corp. and may not be used without written permission. Reproduction, distribution, or disclosure without prior written consent is prohibited.</small>			



# LOCATION

Suite 200, 3015 - 12 Street N.E.

