

# FOR LEASE

# OFFICE

## HAMPSHIRE COURT

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



## 1,100 Square Feet



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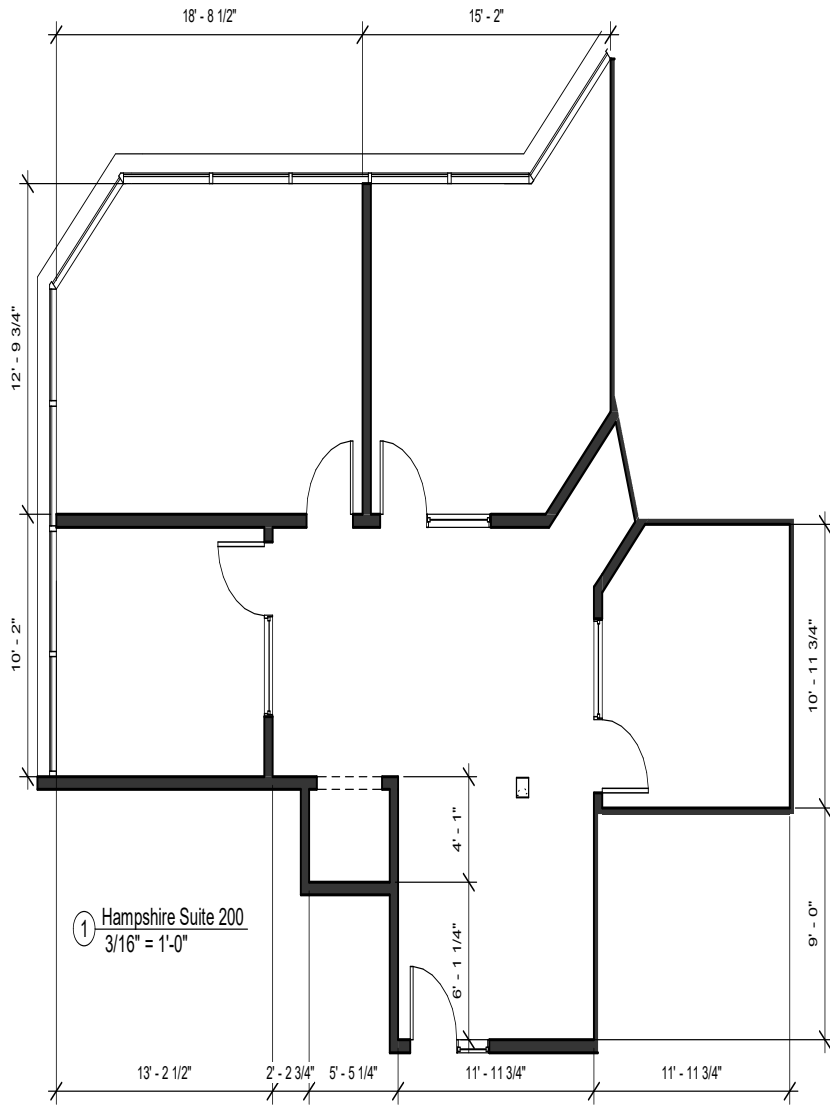
# PROPERTY HIGHLIGHTS

Suite 200, 3015 - 12 Street N.E.

<b>LEGAL DESCRIPTION:</b>	<b>Plan 7811365; Block 13, Lot 6</b>
<b>ZONING:</b>	<b><u>I-B</u></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.



① Hampshire Suite 200  
3/16" = 1'-0"

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>Copyright © 2018 Norcal Realty &amp; Management Corp. All rights reserved. This drawing is the property of Norcal Realty &amp; Management Corp. and may not be used without written permission. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Norcal Realty &amp; Management Corp.</small>			



# LOCATION

Suite 200, 3015 - 12 Street N.E.

