

FOR LEASE HAMPSHIRE COURT OFFICE

Suite 230, 3015 - 12th Street N.E.



1,900 Square Feet



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PROPERTY HIGHLIGHTS

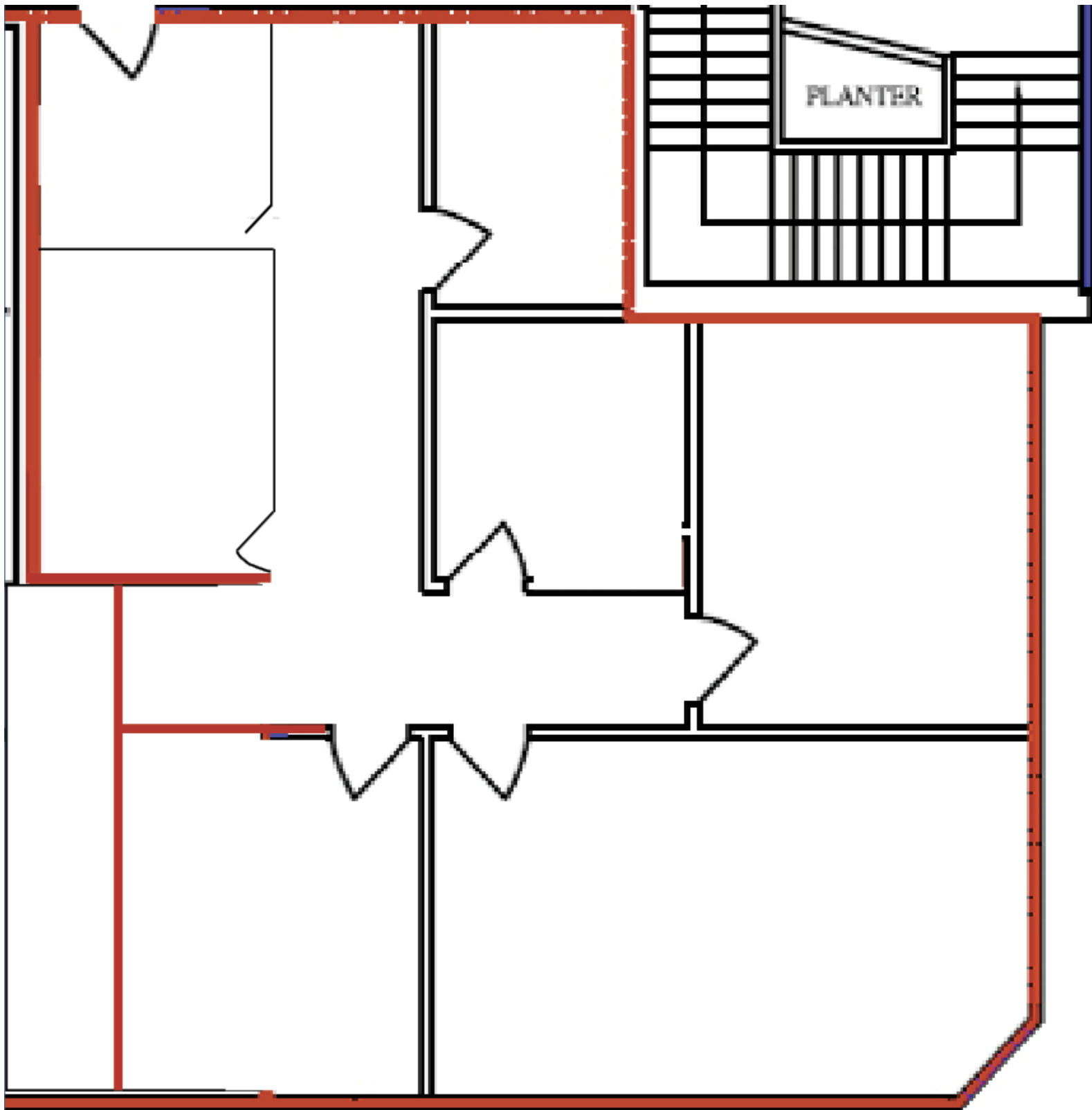
Suite 230, 3015 - 12 Street N.E.

LEGAL DESCRIPTION:	Plan 7811365; Block 13, Lot 6
ZONING:	I - B (Industrial Business)
BUILDING SIZE:	25,000 Sq. Ft. (M/L)
OFFICE:	1,900 Sq. Ft.
CEILING HEIGHT:	8' 6"
LIGHTING:	2'X 4' Fluorescent
MECHANICAL:	Roof top HVAC zone system
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
	New HVAC system
	Close proximity to city centre & airport
	Calgary Transit Bus Route 32, 72 &73



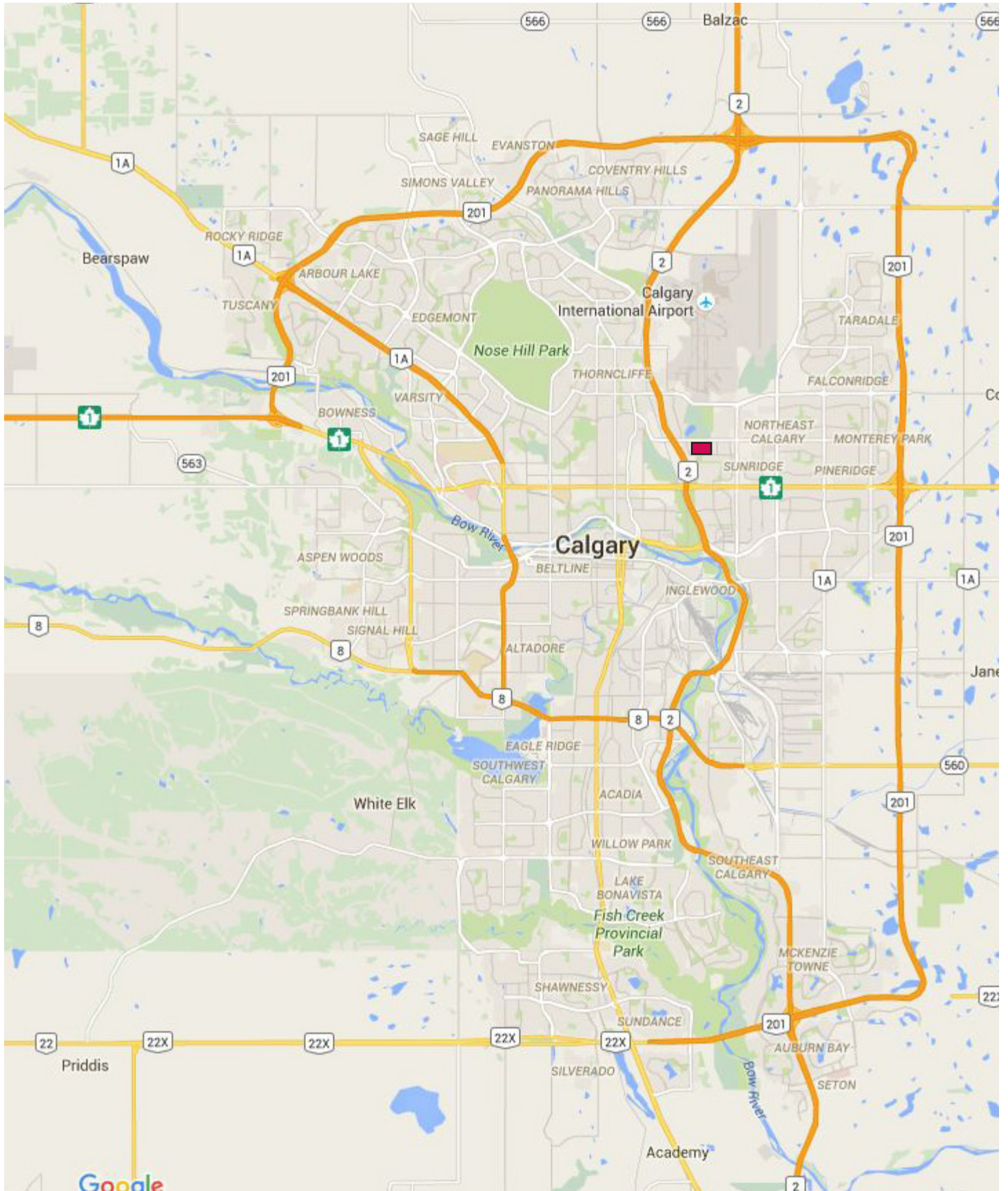
FLOOR PLAN

Suite 230, 3015 - 12 Street N.E.



CITY MAP

Suite 230, 3015 - 12 Street N.E.



AERIAL VIEW

Suite 230, 3015 - 12 Street N.E.

