# FOR LEASE HAMPSHIRE COURT OFFICE

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



### 1,600 Square Feet



Norcal Realty & Management Corp.

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### PROPERTY HIGHLIGHTS Suite 230, 3015 - 12 Street N.E.

**LEGAL DESCRIPTION:** Plan 7811365; Block 13, Lot 6

ZONING: <u>I-B</u>

BUILDING SIZE: 25,000 Sq. Ft. (M/L)

**OFFICE:** 1,600 Sq. Ft.

CEILING HEIGHT: 8' 6"

LIGHTING: 2'X 4' Flourescent

MECHANICAL: Roof top HVAC zone system PARKING Ample-Surface and Energized

LEASE RATE: \$14.00 / Sq. Ft. PROPERTY TAX: \$2.16 / Sq. Ft.

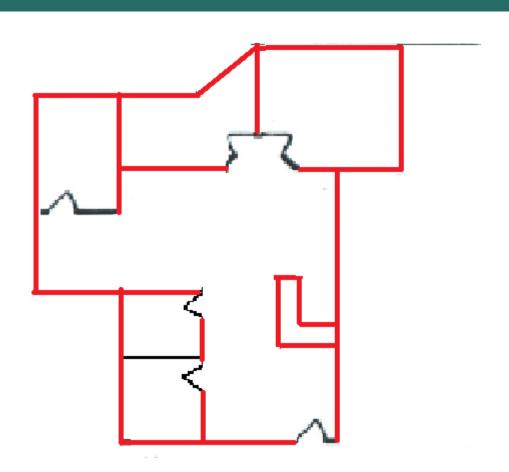
OPERATING COSTS: \$6.81 / Sq. Ft. ("2018 Budget")

AVAILABLE: January COMMENTS: Fibre optics

**New HVAC system** 

Close proximity to city centre & airport Calgary Transit Bus Route 32, 72 & 73

#### **FLOOR PLAN**



## CITY MAP <u>Suite 230, 3015 - 12 Street N.E.</u>

