

# FOR LEASE HAMPSHIRE COURT OFFICE

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



1,900 Square Feet



**Norcal Realty & Management Corp.**

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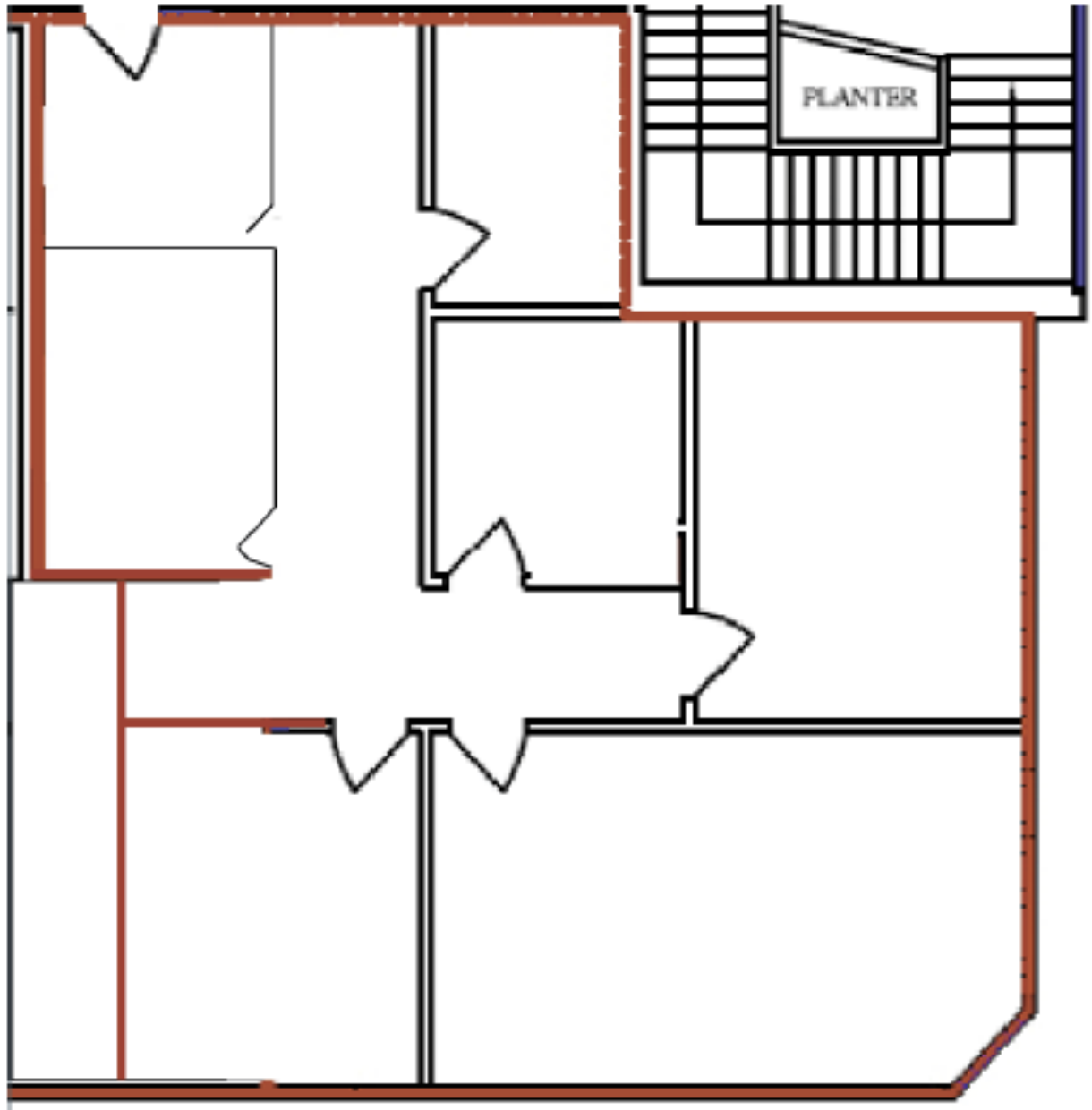
# PROPERTY HIGHLIGHTS

## Suite 230, 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>1,900 Sq. Ft.</b>
<b>CEILING HEIGHT:</b>	<b>8' 6"</b>
<b>LIGHTING:</b>	<b>2'X 4' Flourescent</b>
<b>MECHANICAL:</b>	<b>Roof top HVAC zone system</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 New HVAC system Close proximity to city centre &amp; airport Calgary Transit Bus Route 32, 72 &amp;73</b>

# CITY MAP

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