

Gross Rent

1,656 sf

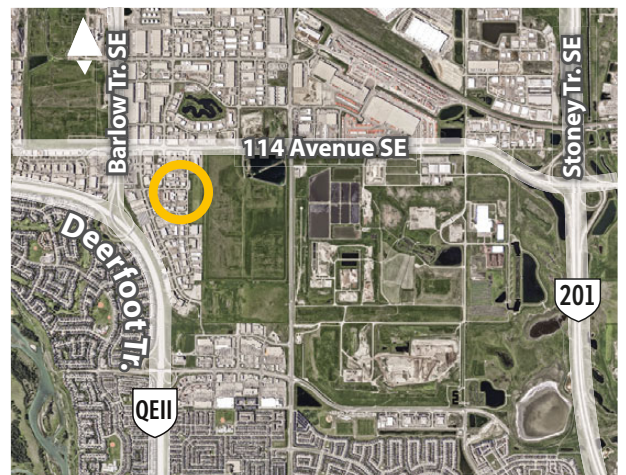
Unit 34 • Two floors



OFFICE SPACE IN SOUTHBEND FOR LEASE

Southbend Business Centre
4407 116 Avenue SE, Calgary

» Easy access to Deerfoot Trail, Barlow Trail and Stoney Trail



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray Ion, VICE PRESIDENT, PARTNER

c: 403-797-3103

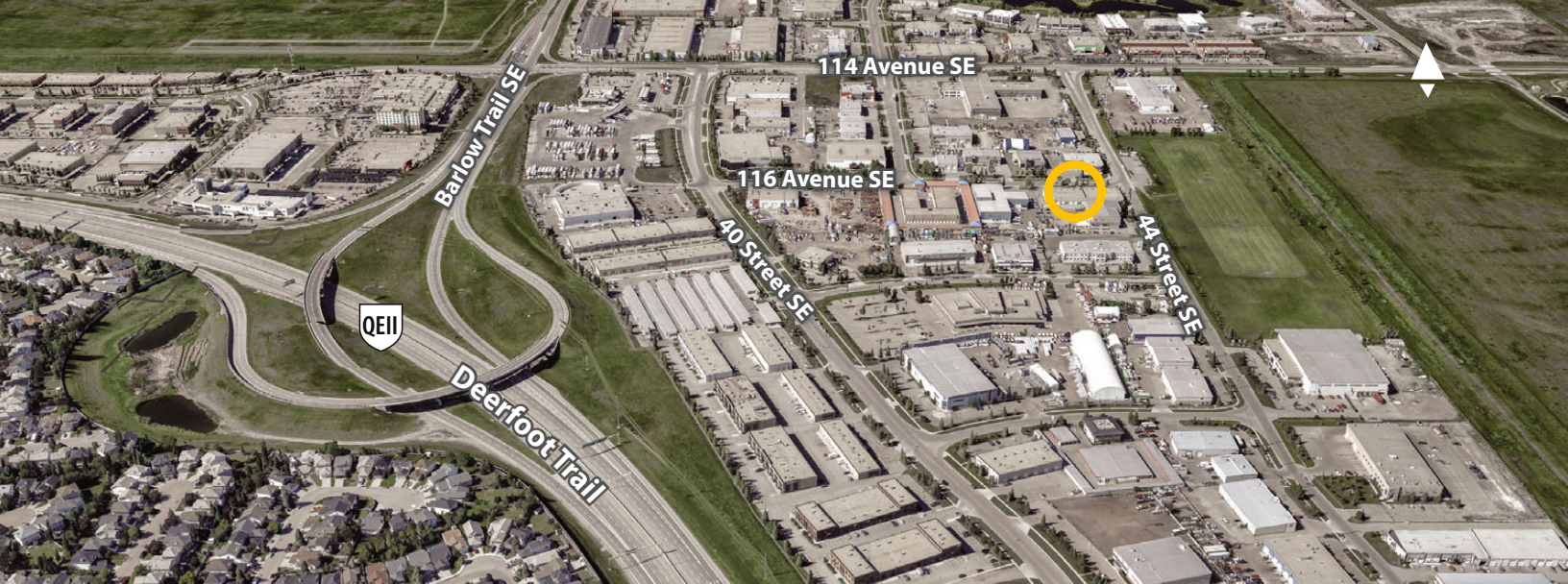
d: 403-294-7179

mion@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Ample parking – free of charge.
- » Signage opportunity.
- » High end improvements throughout – former Calbridge Homes show suite

LEASE INFORMATION

MUNICIPAL ADDRESS:
4407 116 Avenue SE, Calgary

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:
1,656 sq. ft. – Unit 34

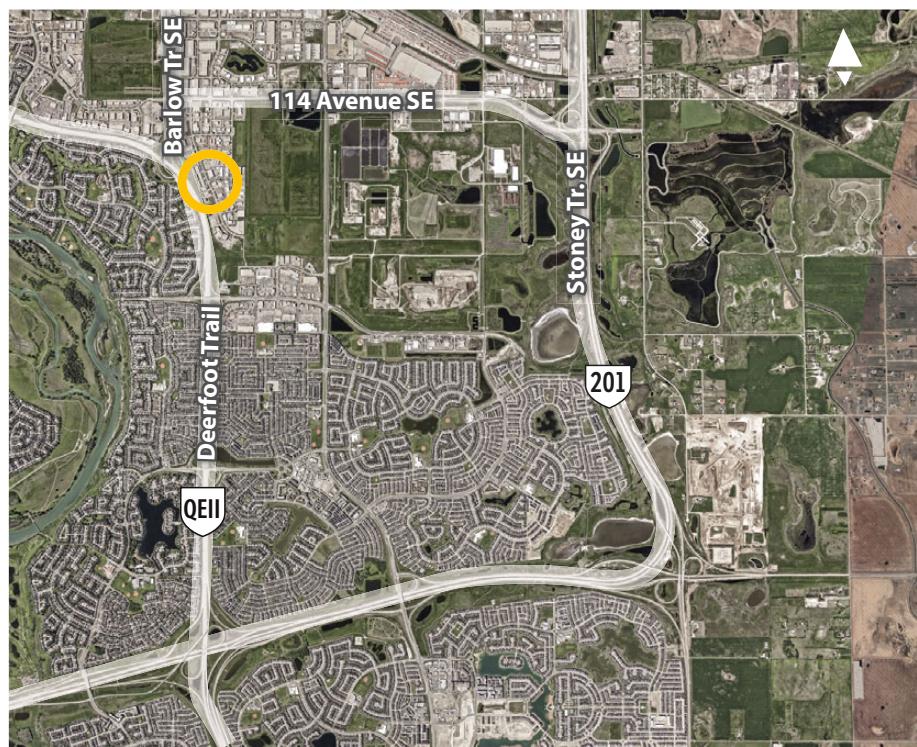
(744 sq.ft. on the main floor and 912 sq. ft. on the second floor)

TERM: 3-5 years

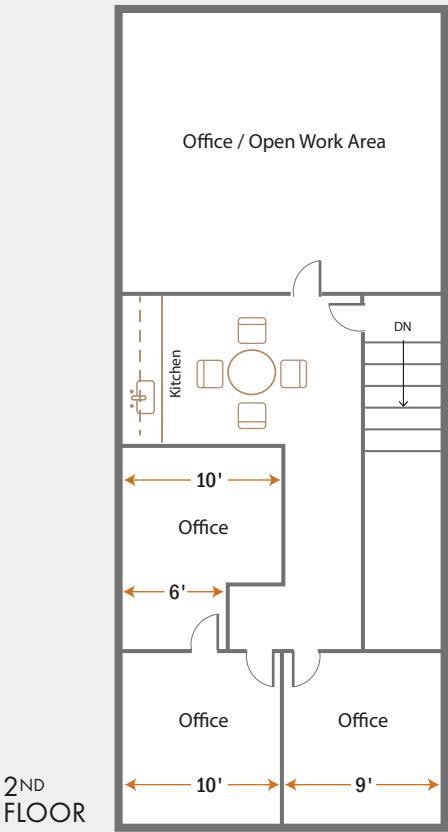
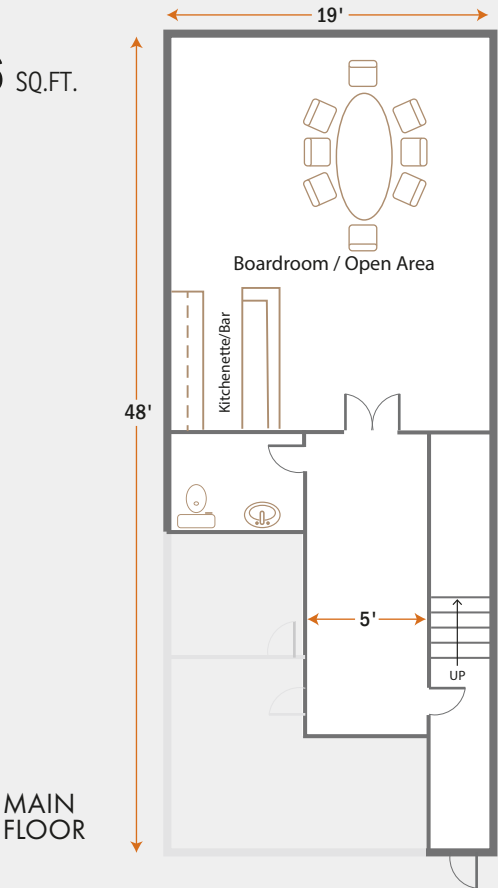
AVAILABILITY: Immediate

PARKING: Ample , free of charge

LEASE RATE: Gross rent – \$3,700 /mo

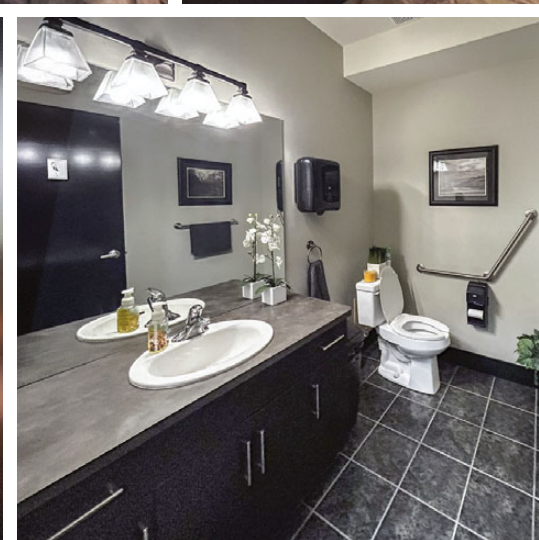
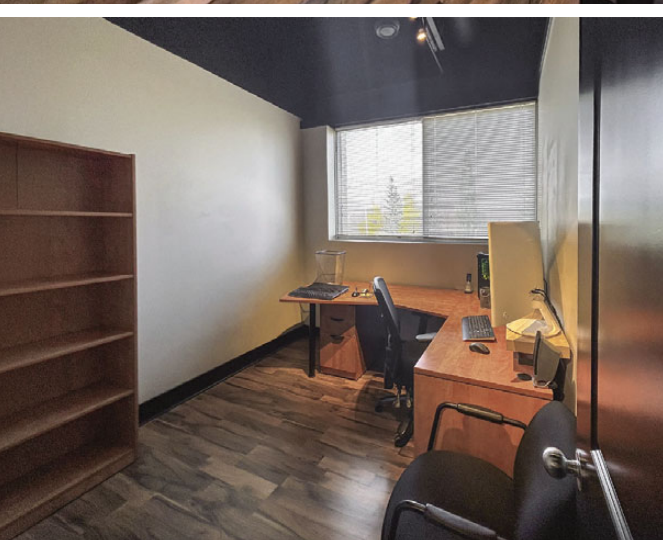
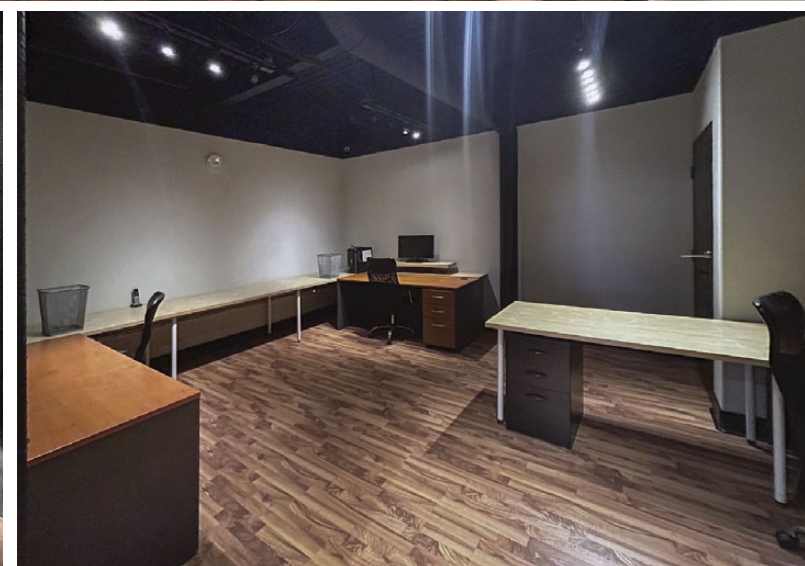


UNIT 34
1,656 SQ.FT.



Not to scale. All dimensions for reference only.





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LOCAL EXPERTISE MATTERS