

**BOWNESS  
2ND & 3RD FLOOR OFFICE SPACE**

**FOR LEASE**



**H i g h l i g h t s . . .**

- ✓ 2nd and 3rd Floor Office with elevator access
- ✓ 2nd floor 2,394, full 3rd floor up to 7,481 sq. ft., can be subdivided
- ✓ Below market rent including utilities
- ✓ Excellent Bowness location, proximity to Hwy 1, Sarcee Trail, Stoney Trail, Crowchild Trail and Downtown
- ✓ Excellent front parking

**PAUL LOUITT  
CENTURY 21 Bamber Realty Ltd.**

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**Retail, Industrial, Investment Sales & Leasing**



# FOR LEASE

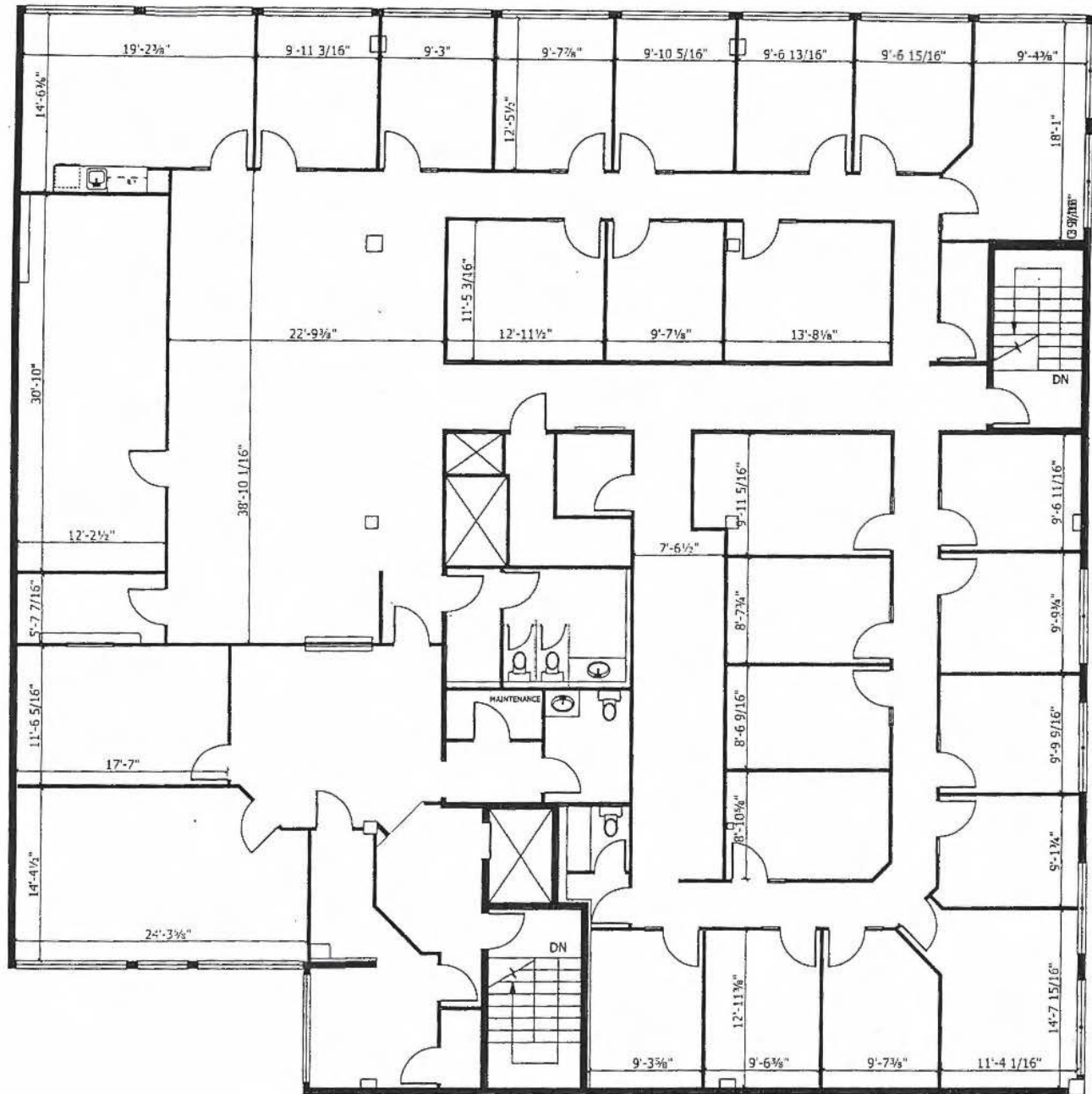
<b>ADDRESS:</b>	68 -7930 Bowness Road NW Calgary, Alberta
<b>ZONING:</b>	DC 93Z95 Direct Control District Bylaw 2P80 C2 (16) guidelines
<b>AVAILABLE SUITES:</b>	Entire 2nd Floor up to 7,481 sq. ft. of secure developed office, former Child and Family services space, 3rd floor Suite 320, 2,394.5 sq. ft., can be subdivided
<b>MINIMUM RENT:</b>	Starting at \$12.00 per sq. ft. per annum
<b>OPERATING COSTS:</b>	\$11.16 per sq. ft. per Annum for 2025, includes utilities
<b>DESCRIPTION:</b>	Bowness 3 story retail/office building with elevator access and excellent parking. 2nd and 3rd floor developed office suites available immediately.
<b>PARKING:</b>	Generous parking
<b>LEASE TERM:</b>	Negotiable



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn for the market at any time without notice.

# FOR LEASE

JAN PREPARED BY ACCUSPACE MEASURING



BOMA Z65.1 1996 Office Standard

Rentable Area: 7,481.1 sq.ft.



April 9, 2014

Scale: as noted

CLIENT:

PROJECT No.:

DRAWING No.:

7930 Bowness Road NW  
Calgary, Alberta

2nd Floor

DRAWING TITLE:

**ACCUSPACE**  
MEASURING

Drawn by: JW

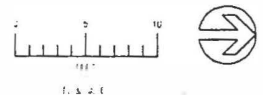
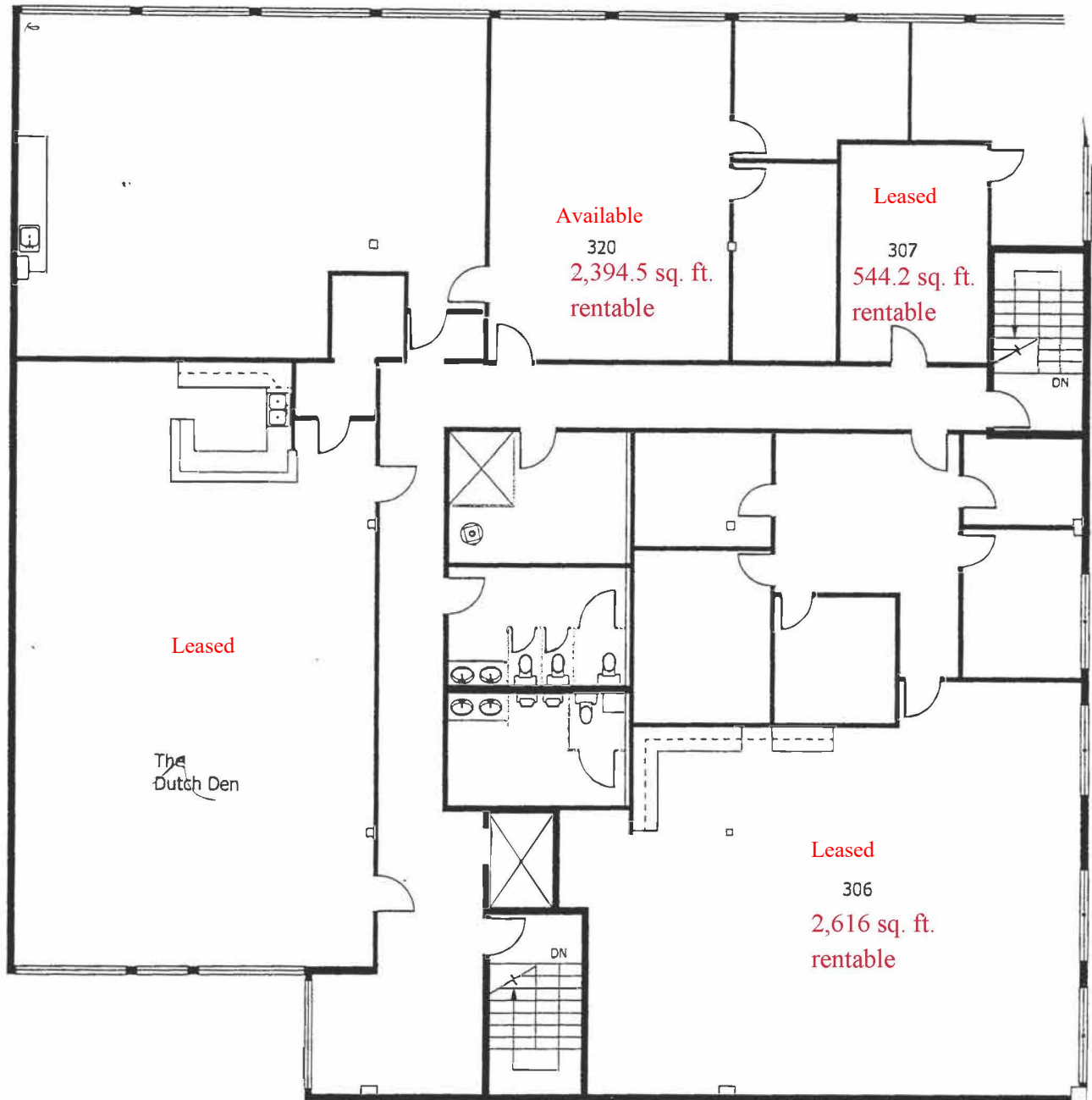
CALGARY: (403) 366-0215  
VANCOUVER: (778) 786-2000  
Fax: (403) 688-4382  
Email: info@accuspace-measuring.com

REVISIONS -



# FOR LEASE

AN PREPARED BY ACCUSPACE MEASURING



April 9, 2014	7930 Bowness Road NW Calgary, Alberta		REVISIONS -
Scale: as noted			
CLIENT:	3rd Floor	Drawn by: JW	
PROJECT No.:		CALGARY: (403) 366-0215 VANCOUVER: (778) 786-2000 Fax: (403) 668-1382	
DRAWING TITLE:			



# FOR LEASE

