

**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
- ✓ Entire 2nd floor 7,481 sq. ft., 3rd floor suite 2,394 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
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Retail, Industrial, Investment Sales & Leasing

F O R L E A S E

ADDRESS: 68 -7930 Bowness Road NW Calgary, Alberta

ZONING: DC 93Z95 Direct Control District Bylaw 2P80 C2 (16) guidelines

AVAILABLE SUITES: 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

MINIMUM RENT: Starting at \$12.00 per sq. ft. per annum

OPERATING COSTS: \$11.16 per sq. ft. per Annum for 2025, includes utilities

DESCRIPTION: Bowness 3 story retail/office building with elevator access and excellent parking. 2nd and 3rd floor developed office suites available immediately.

PARKING: Generous parking

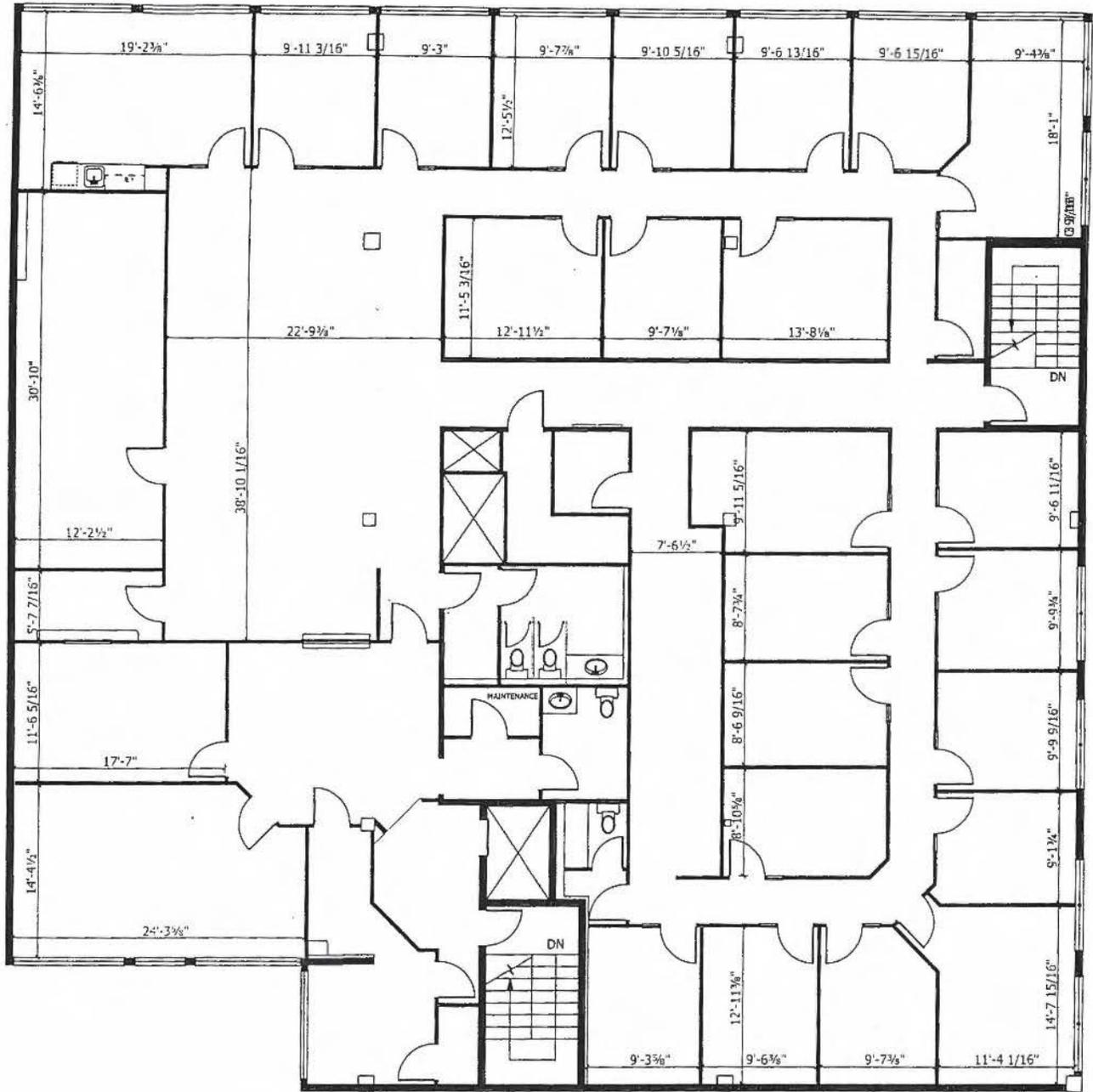
LEASE TERM: Negotiable



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 This property may be withdrawn for the market at any time without notice.

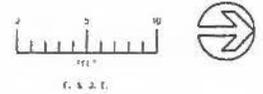
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JAN PREPARED BY ACCUSPACE MEASURING



BOMA Z65.1 1996 Office Standard

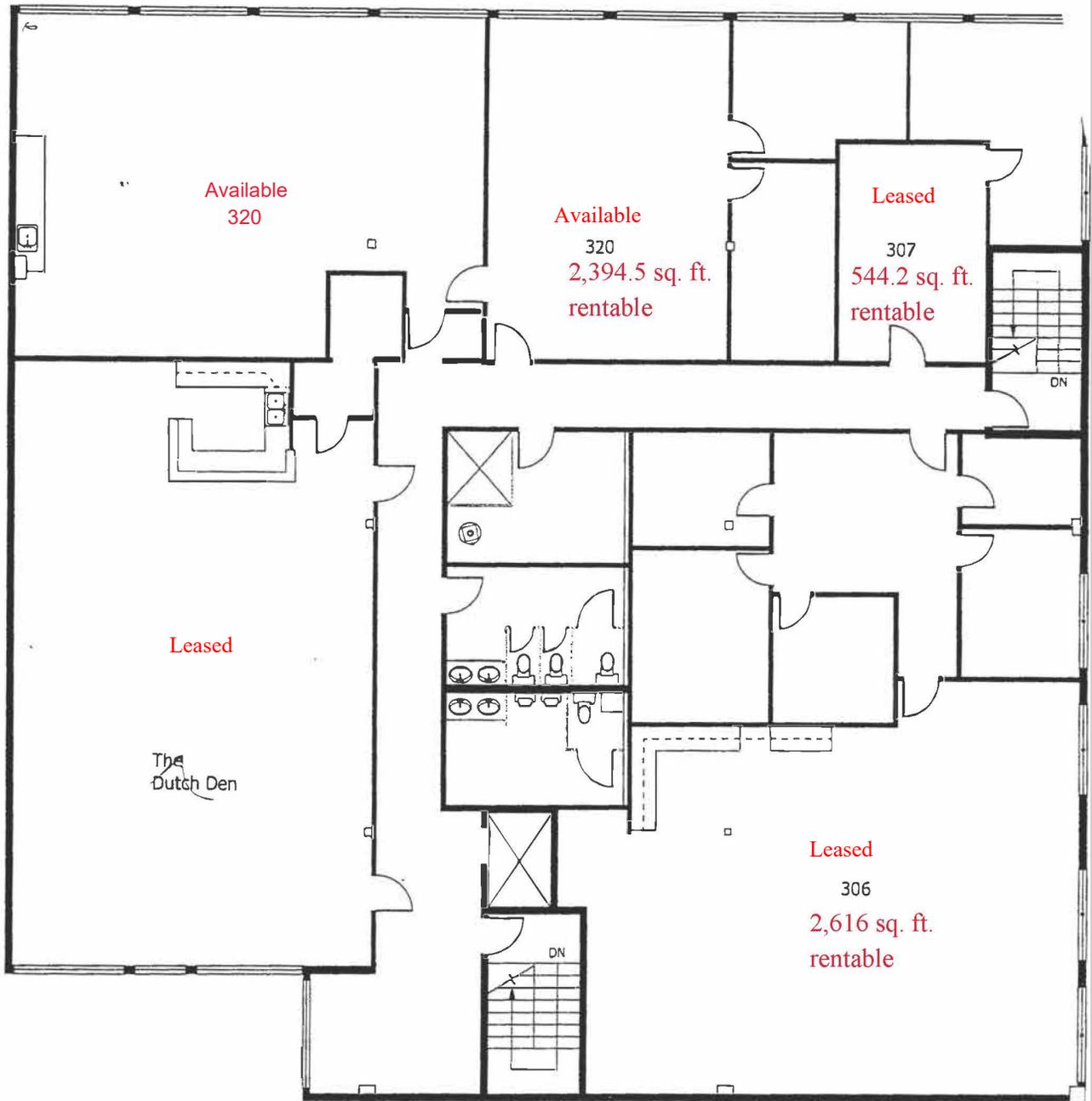
Rentable Area: 7,481.1 sq.ft.



April 9, 2014	7930 Bowness Road NW Calgary, Alberta		REVISIONS -
Scale: as noted	2nd Floor		
CLIENT:		Drawn by: JW	
PROJECT No.:		CALGARY: (403) 366-0215	
DRAWING No.:	DRAWING TITLE:	VANCOUVER: (778) 786-2000	
		Fax: (403) 688-4382	
		Email: info@accuspacemeasuring.com	

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AN PREPARED BY ACCUSPACE MEASURING



April 9, 2014	7930 Bowness Road NW Calgary, Alberta		REVISIONS -
Scale: as noted	3rd Floor		
CLIENT:		Drawn by: JW	
PROJECT No.:		CALGARY: (403) 366-0215 VANCOUVER: (778) 786-2000 Fax: (403) 658-1382	
DRAWING TITLE:			

FOR LEASE

