

4,367 sf

Unit 136

LEASE RATE
REDUCED

OFFICE + WAREHOUSE IN MANCHESTER INDUSTRIAL FOR LEASE

Summit Park

5700 1 Street SW, Calgary



1 (12'x14')
drive-in



200A; 110/208V
power (TBV)



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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PROPERTY INFORMATION

ADDRESS: 5700 1 Street SW, Calgary

DISTRICT: Manchester Industrial

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

UNIT 136

Office: 3,605 sq. ft. (over 2 floors)

Warehouse: ~762 sq. ft.

TOTAL: 4,367 sq. ft.
(plus bonus storage mezzanine)

LOADING: 1 (12'w x 14'h) drive-in

CEILING HEIGHT (CLEAR): 24' (TBV)

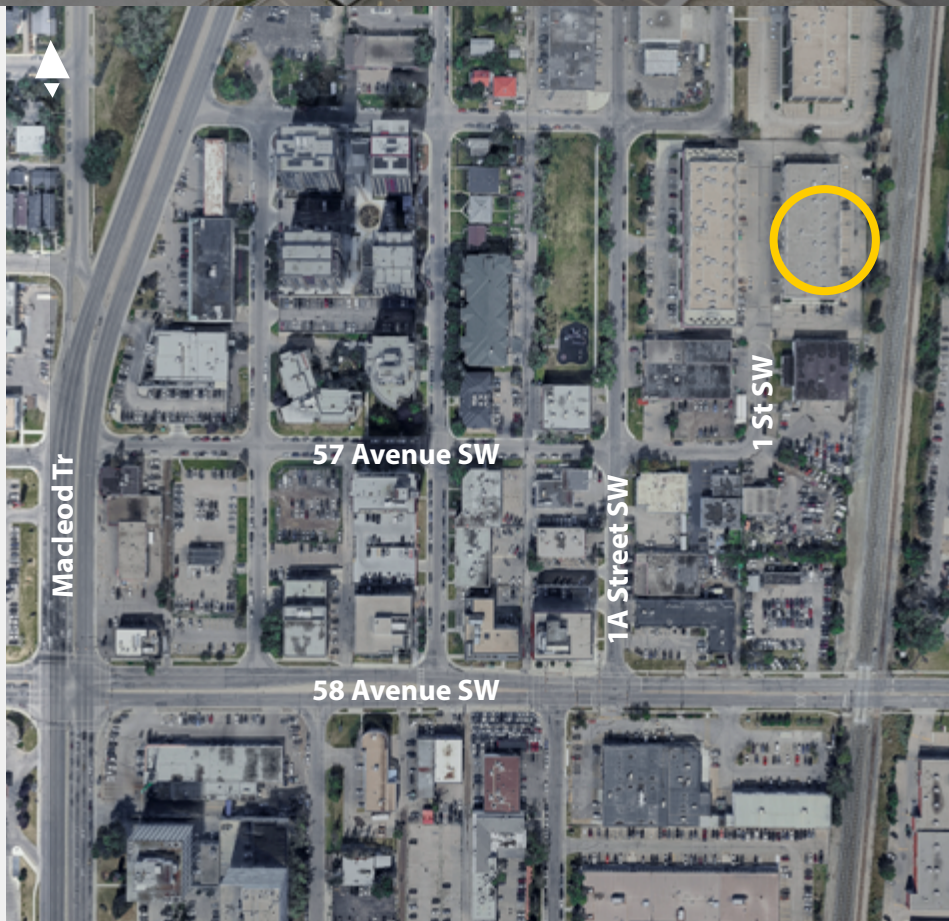
POWER: 200A; 110/208V (TBV)

HEATING/HVAC:

- » HVAC – office
- » Overhead gas-fired heater unit – warehouse.

PARKING:

- » 7 reserved stalls
- » Visitors parking



LEASE INFORMATION

AVAILABILITY: Immediate

OP. COSTS AND TAXES: \$7.50 per sq. ft. (est.)

LEASE RATE: ~~\$15.00~~ \$13.00 per sq. ft. (year 1),
escalating thereafter throughout
the lease term.

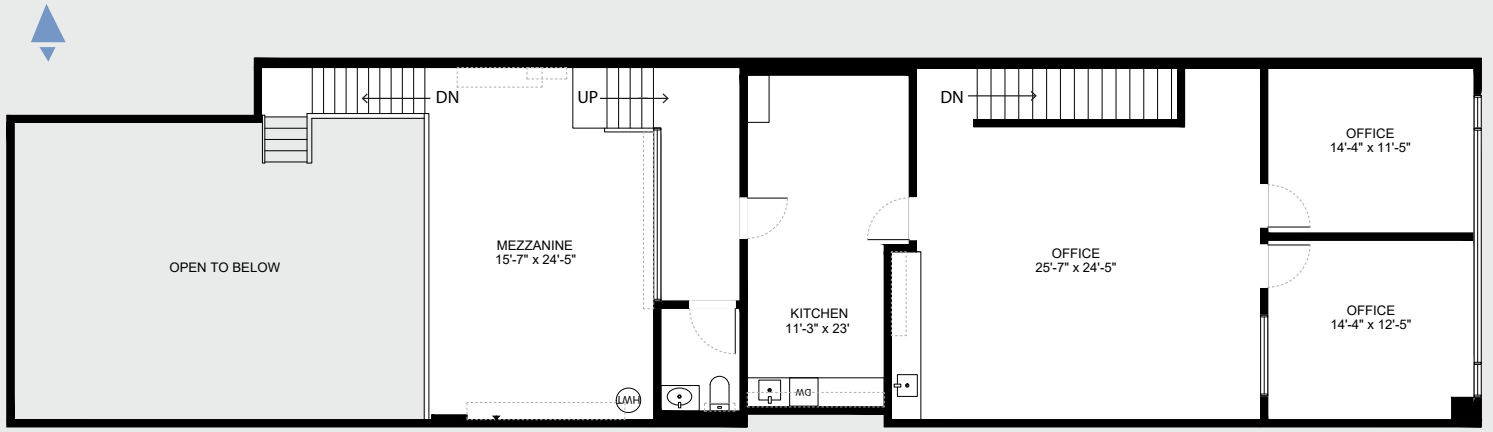
**RATE
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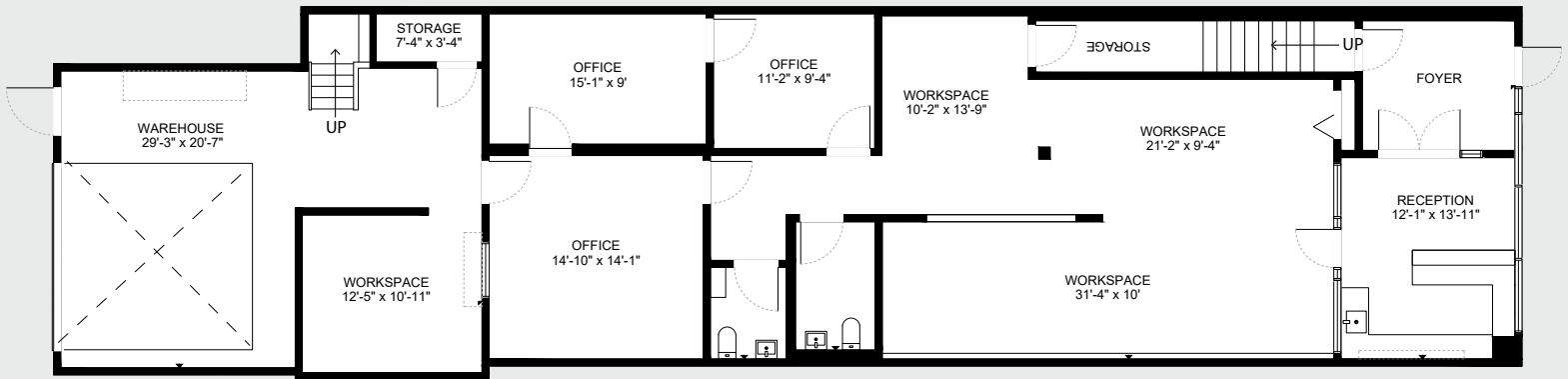
WELL CONNECTED

Located in the well-established Manchester Industrial district, Summit Park offers great access to Macleod Trail, 58 Avenue SE, Blackfoot Trail and Glenmore Trail.

The property is surrounded by a wide range of amenities, including Chinook Centre, numerous restaurants, cafés and service businesses.



2ND FLOOR



MAIN FLOOR



MAIN FLOOR



2ND FLOOR



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