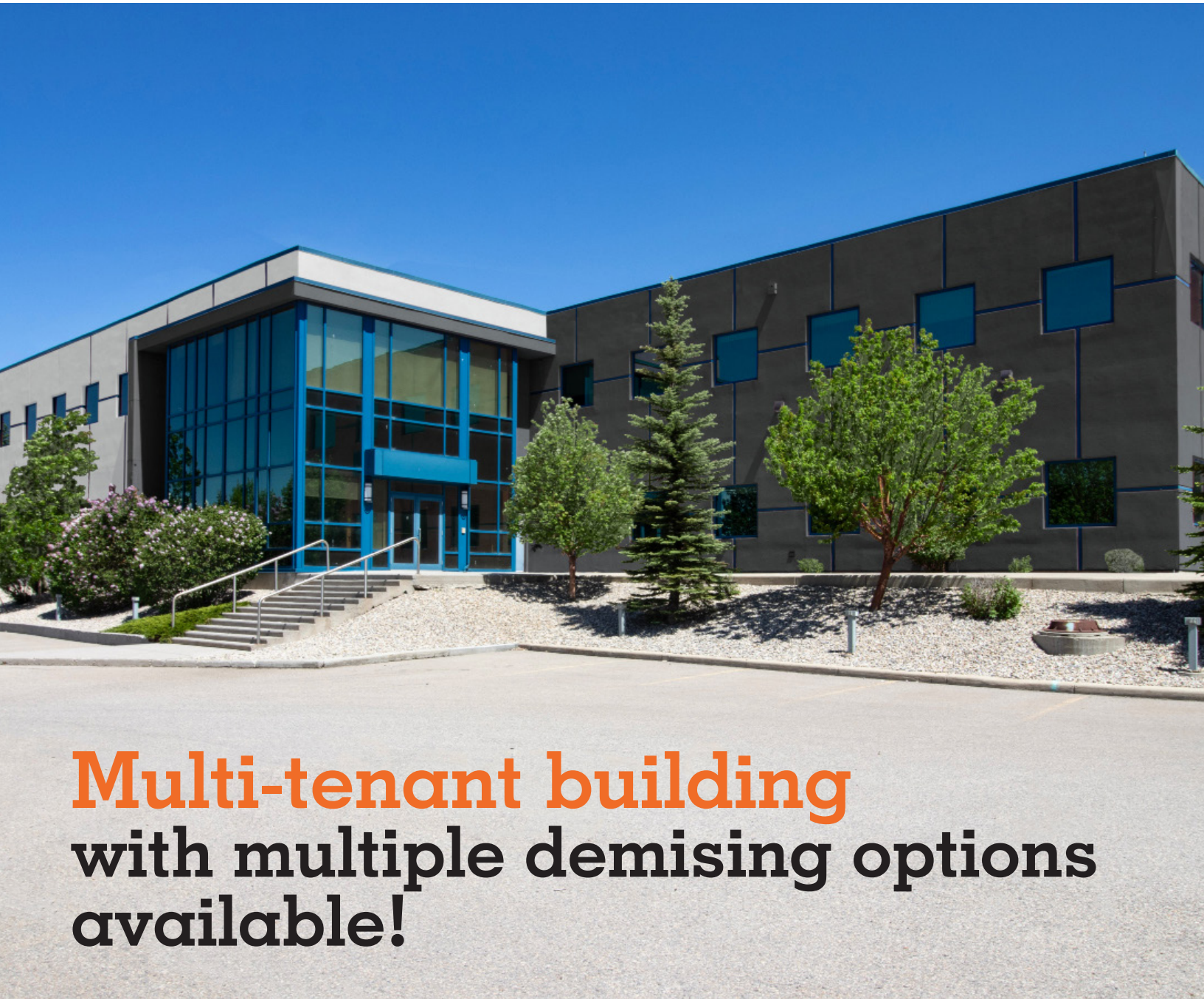


For Lease

1120 - 68th Avenue NE
Calgary AB

Demising options from
1,500 to 24,000 sf



Multi-tenant building
with multiple demising options
available!

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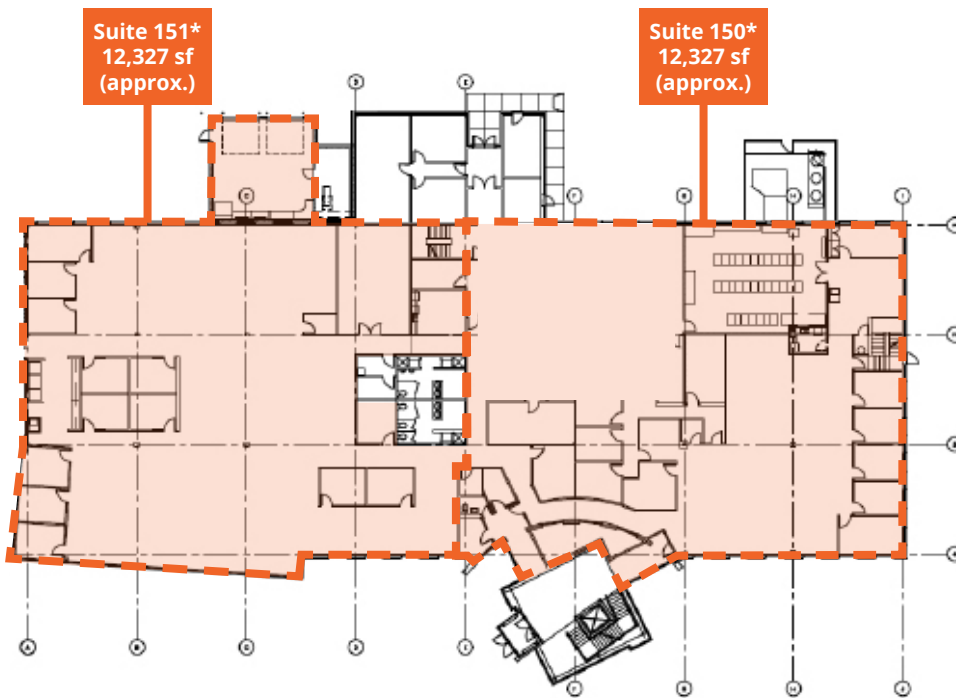
Highlights

- Two storey suburban office building with distinct, separate signage presence
- Common gym amenity
- Exceptional parking ratio with **342 surface stalls** equating to a ratio of **3.8 stalls per 1,000 rentable square feet**
- Uniquely designed office building with the ability to be demised to accommodate multiple tenants and a wide variety of uses
- Building wide sprinkler system, **high electrical power** (TBV) service for flex office / lab use.
- Accessible by two bus transit routes (32 and 69), with stops adjacent to the property
- Built in 3 phases (1997, 2002, and 2009)

Particulars

Address:	1120 - 68th Avenue NE
Total area:	90,133 sf
Available area:	39,646 sf (approx.)
Demising options	1,500 sf - 24,000 sf +
Site size:	5.76 acres
Occupancy:	Q2 2025
Parking stalls:	342 Energized (3.8 / 1,000 sf)
Land use:	I-B (Industrial - Business Direct) Medical will be considered
Lease rate:	Market
Op. Costs:	\$14.00 / sf (2025 est.)
Ceiling Heights:	9' under t-bar 13' 6" under q-deck

South building 1st floor

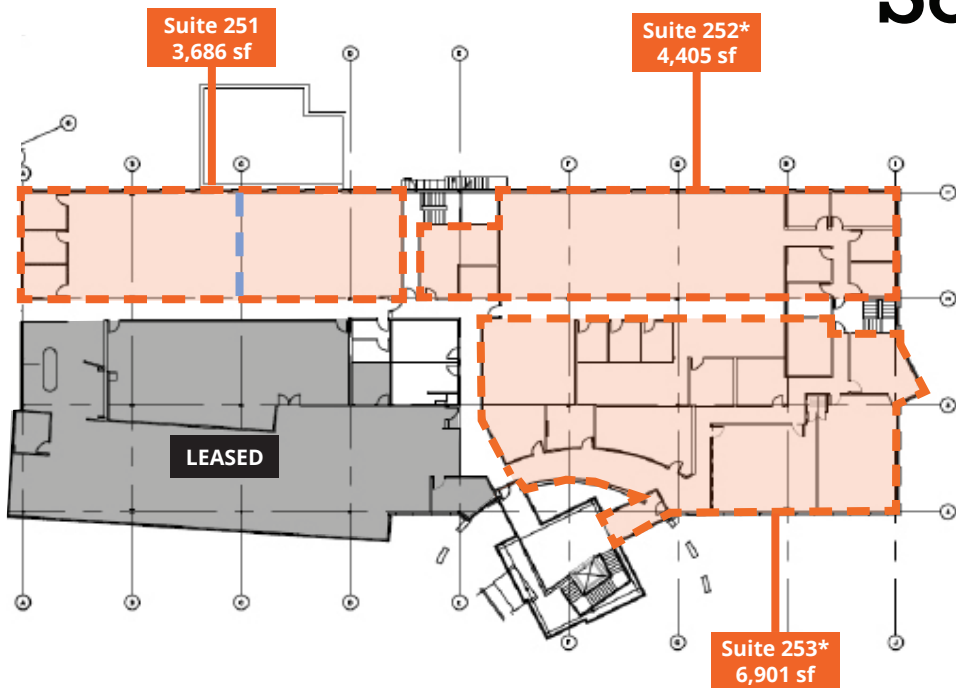


24,654 sf Total Rentable Area
Multi Tenant Main Floor option

Rentable area
Demising options

***Suite 150 & 151 can be contiguous
for 24,654 sf - approx.**

South building 2nd floor



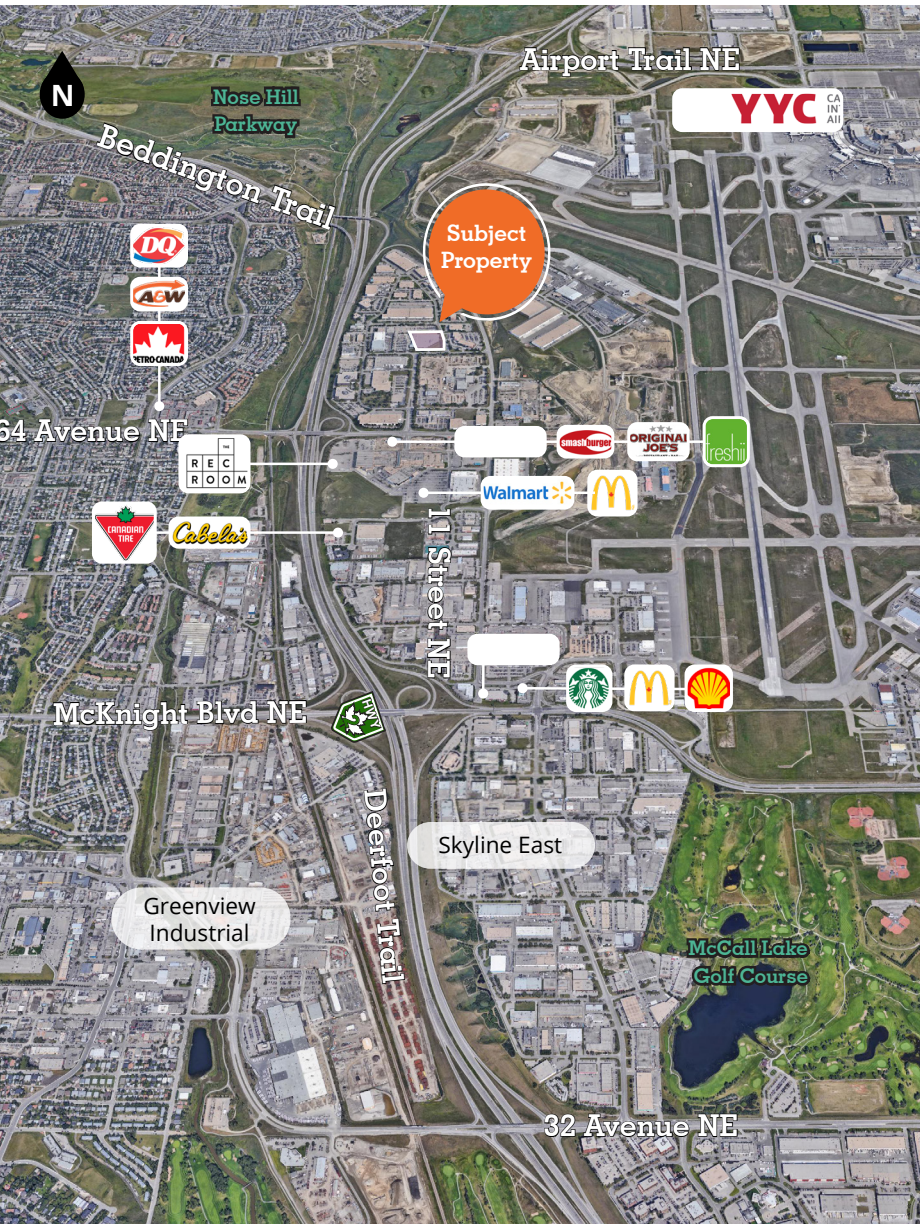
14,992 sf Total Rentable Area
Multi Tenant Second Floor option

Rentable area
Demising options

***Suite 251 can be demised into
2 units (1,500 sf + 2,186 sf) - approx.**

***Suite 252 & 253 can be contiguous
for 11,306 sf - approx.**

Proposed demising options can be structured depending on Tenant's needs
Actual square footages subject to change



Travel Times



The YYC Airport is 7 mins North
Calgary downtown core is 10 mins South



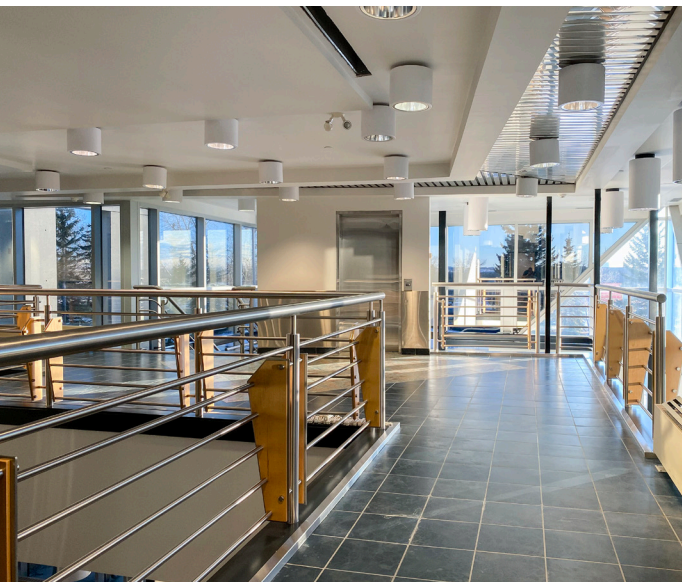
Route 32 (Huntington) is a 1 min walk
Route 69 (Deerfoot Centre) is a 1 min walk South

Location Highlights

- Located in the Deerfoot Business Park with quick and easy vehicle access from Deerfoot Trail by way of the 64 Avenue NE exit
- Close proximity to the Calgary International Airport and the Calgary Downtown Core
- Situated just north of Deerfoot City, a 1.1 million square foot, newly redeveloped retail centre that includes shopping, dining and entertainment amenities serving northeast Calgary









Thank you for your interest!

If you would like more information on this offering
please get in touch.

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