

BOWNESS  
3RD FLOOR OFFICE SPACE

# FOR LEASE



## Highlights...

- ✓ 3rd Floor developed individual office spaces with elevator access
- ✓ 544, 2,394, 2,616 sq. ft. fully developed suites available
- ✓ Below market gross lease including utilities
- ✓ Excellent Bowness location, proximity to Hwy 1, Sarcee Trail, Stoney Trail, Crowchild Trail and Downtown
- ✓ Excellent front parking

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

# F O R L E A S E

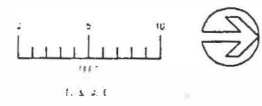
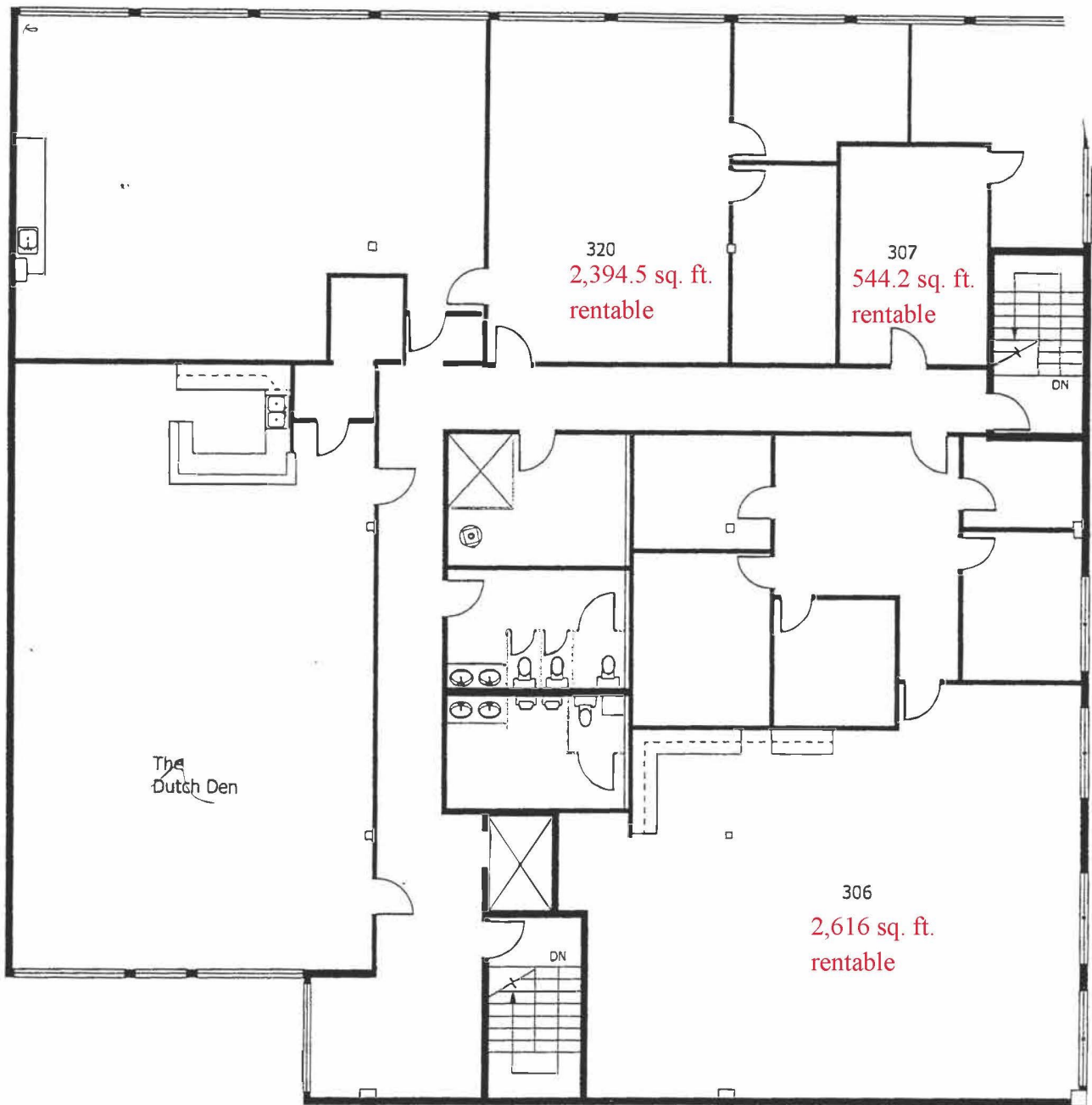
<b>ADDRESS:</b>	3rd Floor, 68 -7930 Bowness Road NW Calgary, Alberta
<b>ZONING:</b>	DC 93Z95 Direct Control District Bylaw 2P80 C2 (16) guidelines
<b>AVAILABLE SUITES:</b>	Suite 307 544.5 sq. ft., Suite 306 2,616 sq. ft., Suite 320 2,394.5 sq. ft.
<b>GROSS RENTAL RATE:</b>	Starting at \$26.00 per sq. ft. per Annum
<b>UTILITIES:</b>	Included in gross rent
<b>DESCRIPTION:</b>	Bowness 3 story retail/office building with elevator access and excellent parking. 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 This property may be withdrawn for the market at any time without notice.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

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: (773) 786-2000 Fax: (403) 658-1382	
DRAWING TITLE:			

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