

For Lease

1120 - 68 AVENUE NE
Calgary, AB

DEMISING OPTIONS FROM
1,850 to 27,319 sf



MULTI-TENANT BUILDING
with multiple demising options available!



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**AVISON
YOUNG**

1120 68th Avenue NE

Property details

ADDRESS	1120 - 68th Avenue NE
TOTAL AREA	90,133 sf
AVAILABLE AREA	27,319 sf (approx.)
DEMISING OPTIONS	1,850 sf - 27,319 sf
SITE SIZE	5.76 acres
OCCUPANCY	Q1 - Q2 2026
PARKING STALLS	342 Energized (3.8 / 1,000 sf)
LAND USE	I-B (Industrial - Business) Medical will be considered
LEASE RATE	Market
OP. COSTS	\$16.40 / sf (2025 est.)
CEILING HEIGHTS	9' under t-bar 13' 6" under q-deck

Property highlights



Two storey suburban office building with distinct, separate signage presence



New main lobby renovations underway



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.



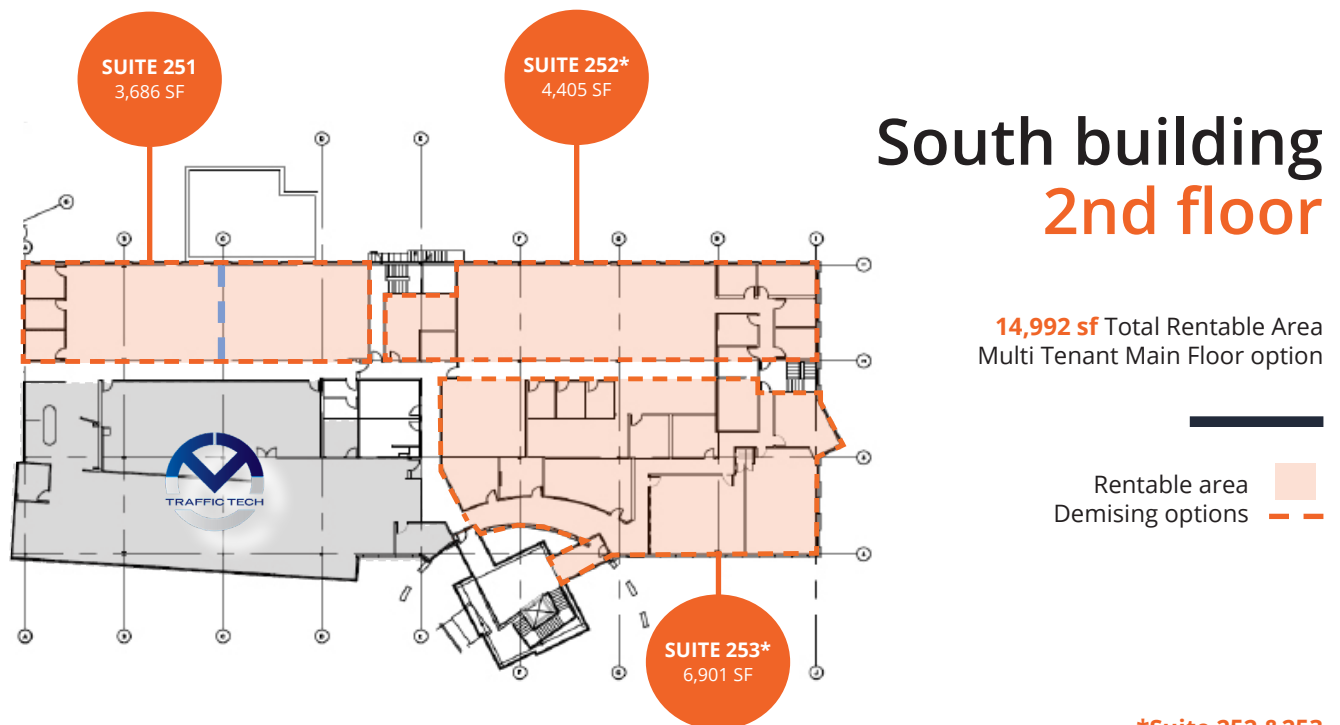
Accessible by two bus transit routes (32 and 69), with stops adjacent to the property



Built in 3 phases (1997, 2002, and 2009)

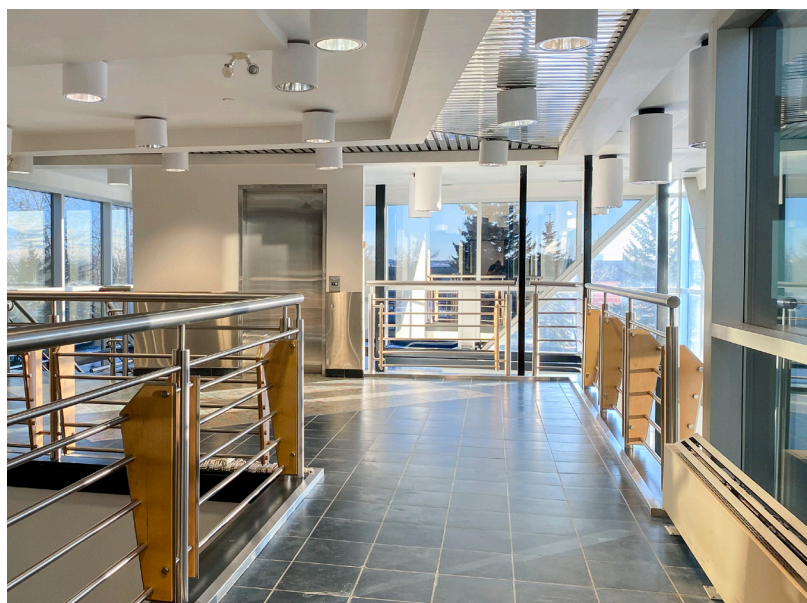


Available Suites



***Suite 252 & 253**
Contiguous for 11,306 sf approx.

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



Location

Drive times

10

minute drive to
Downtown Core

7

minute drive to
YYC International Airport

1

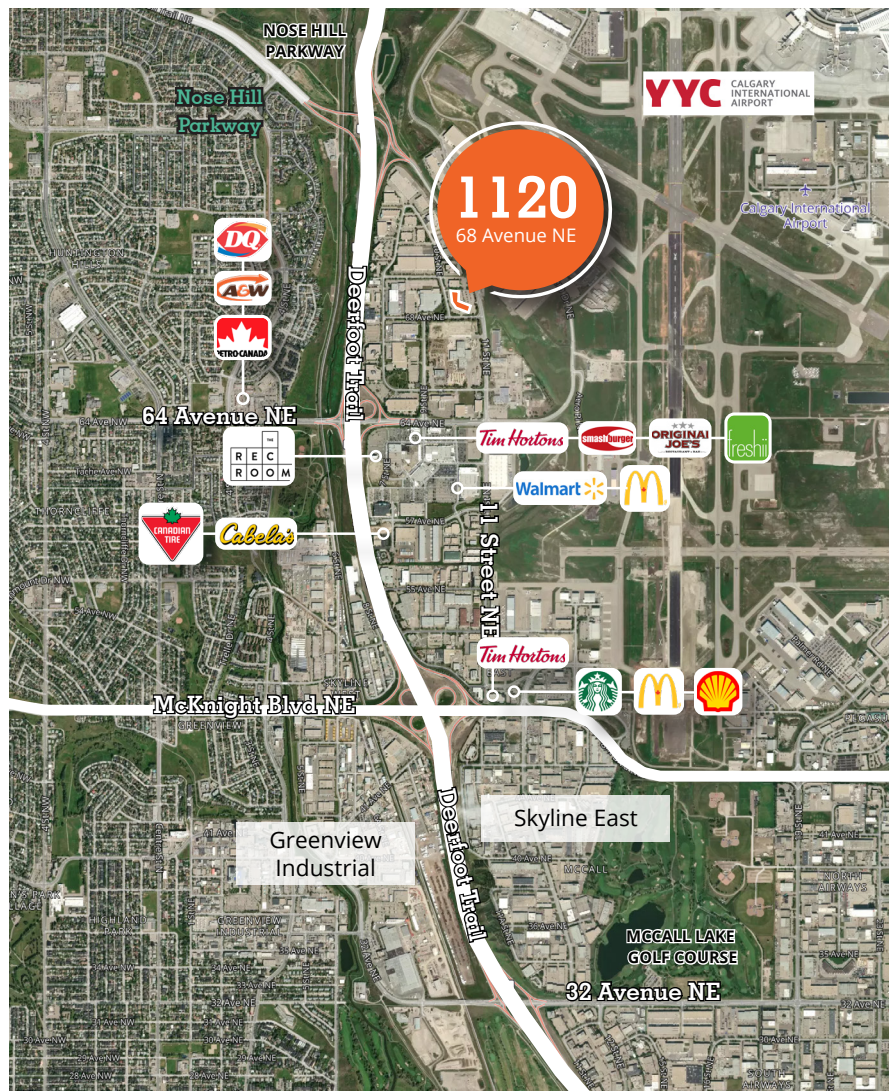
minute walk to
Route 32 (Hutington)

1

minute walk to
Route 69 (Deerfoot Centre)

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



Contact for more information

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