

# 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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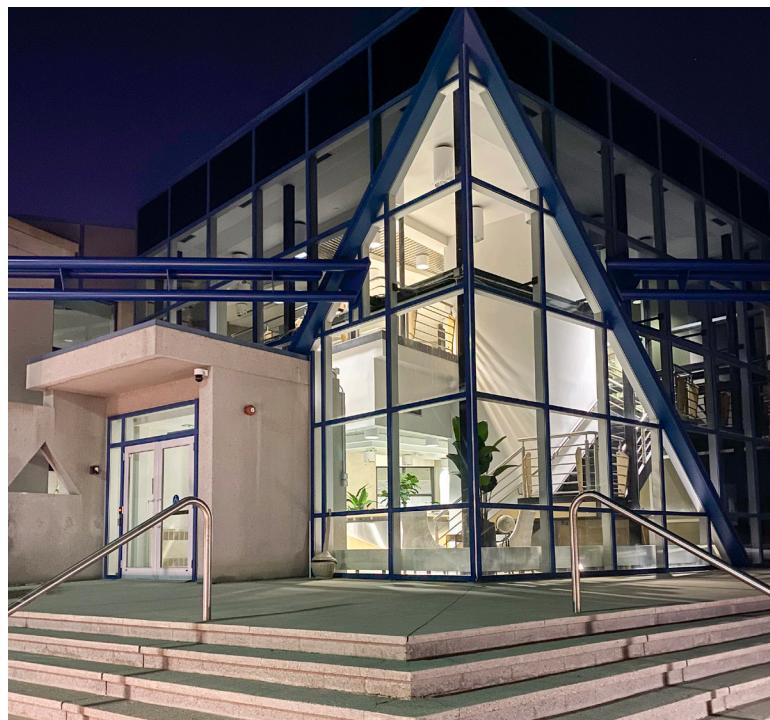
# 1120 68th Avenue NE

## Property details

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

## Property highlights

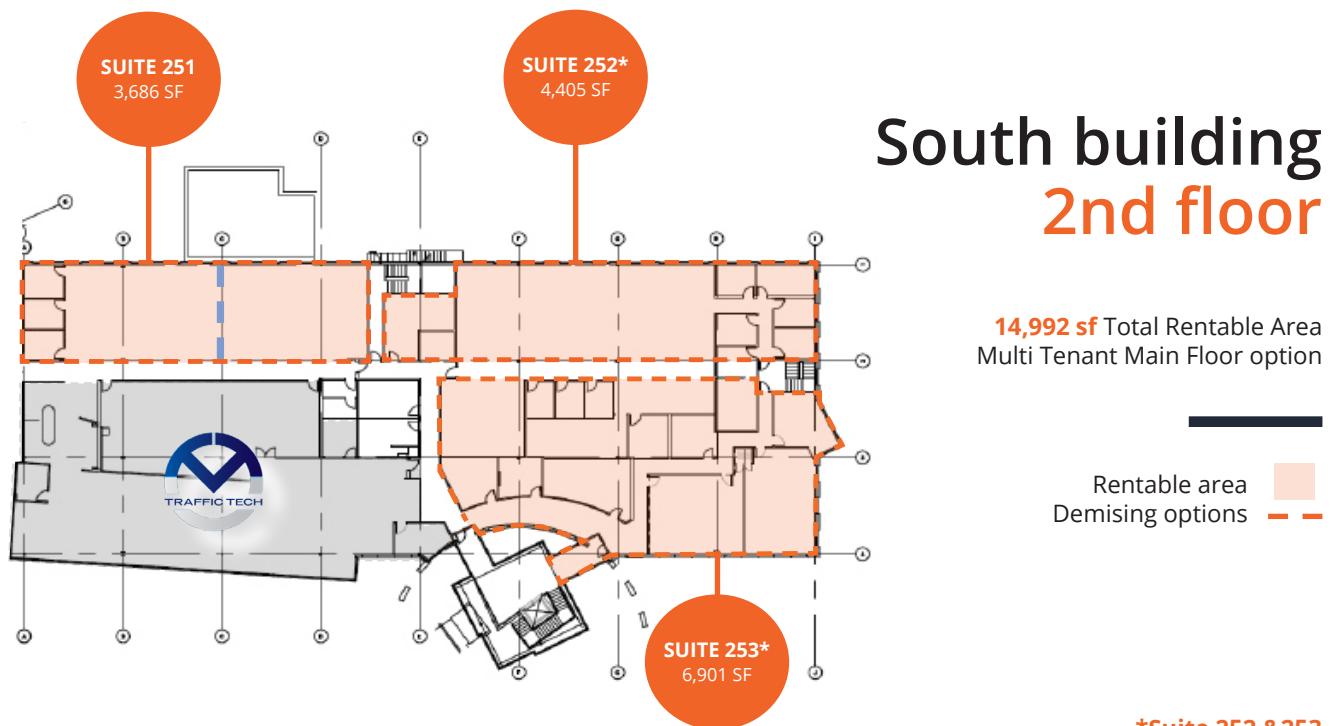
-  Two storey suburban office building with distinct, separate signage presence
-  New main lobby renovations underway
-  Common gym amenity
-  Exceptional parking ratio with **342 surface stalls** equating to a ratio of **3.8 stalls per 1,000 rentable square feet**
-  Uniquely designed office building 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



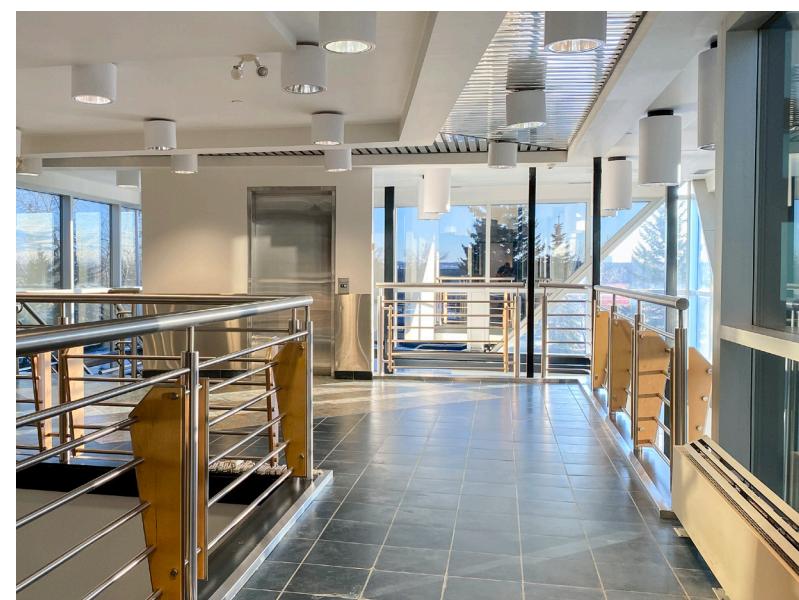
## South building 1st floor



## South building 2nd floor

**\*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 (Huntington)**

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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