

Office For Lease 2943 – 19th Avenue NE

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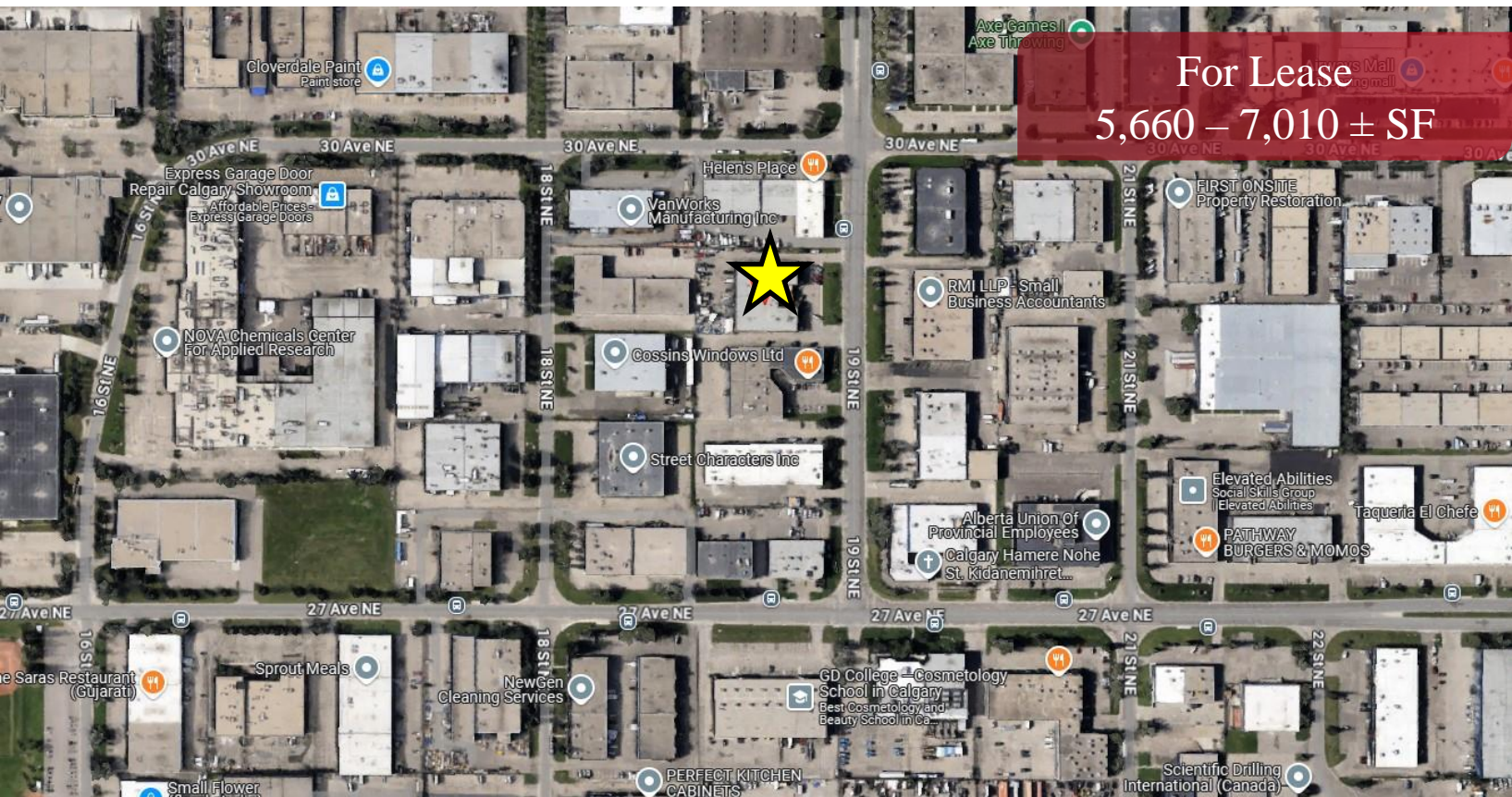
Rethinking Commercial Real Estate

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

2943 – 19th Avenue NE



For Lease
5,660 – 7,010 ± SF

Zoning:	Industrial (I-G)
District:	South Airways
Size:	5,660 – 7,010 ± Sq. Ft.
Warehouse:	2,650 ± Sq. Ft. (TBV)
Office:	2,100 ± Sq. Ft. (TBV)
Mezzanine Storage:	910 ± Sq. Ft.
Power:	200+ Amps per bay (TBV)
Ceiling Height:	20' ± clear
Loading:	1 Drive-in door (12' x 14')
Lease Rate:	\$14.00/Sq. Ft./Annum (\$8,178.33/Month)
Op. Cost:	\$5.50/Sq. Ft./Annum (\$3,212.92/Month)
Term:	3 to 5 years
Availability:	Immediately
Parking:	2 Surface (tbv)

- Professionally developed with large reception/showroom area, multiple offices, and large boardroom.
- Mezzanine built out with large kitchen/staff area and access to rooftop deck.
- Rear yard space available behind bay. Excellent exposure to 19th Street NE.
- Quick access to 32nd Ave & Barlow Trail. On transit Route 33, walking distance to Route 32.
- Close to shopping and restaurants. 15 minutes to downtown and Calgary International Airport.
- An additional 1,350sf could be made available if required.

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Entrance/Lobby



Reception



Office area



Kitchen

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Yard



Drive-in Door



Warehouse



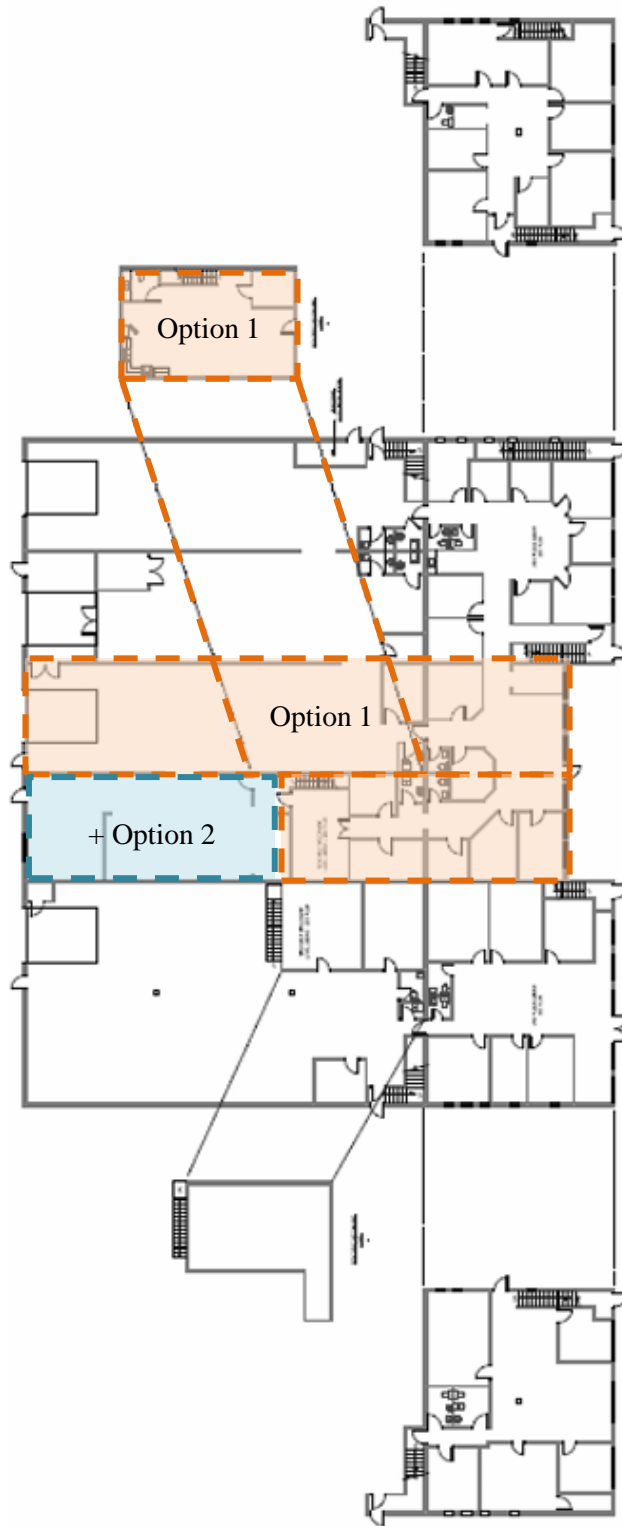
Warehouse

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Floor plans may not be exactly as illustrated and are subject to change.

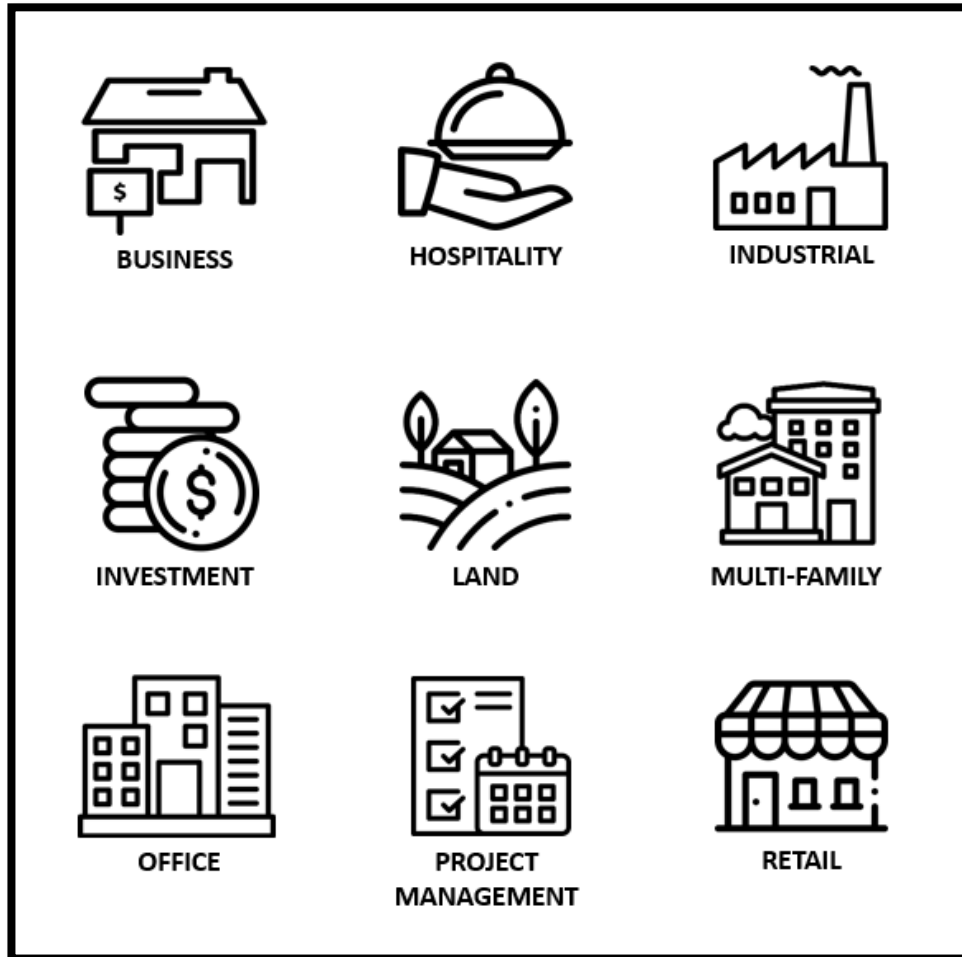
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**11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5**

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