

# 3518 62 Avenue SE, Bay B

Calgary, Alberta

**Luke Hamill**

Executive Vice President

+1 403 294 5707

luke.hamill@cbre.com

**Cameron Woods**

Vice President

+1 403 303 4562

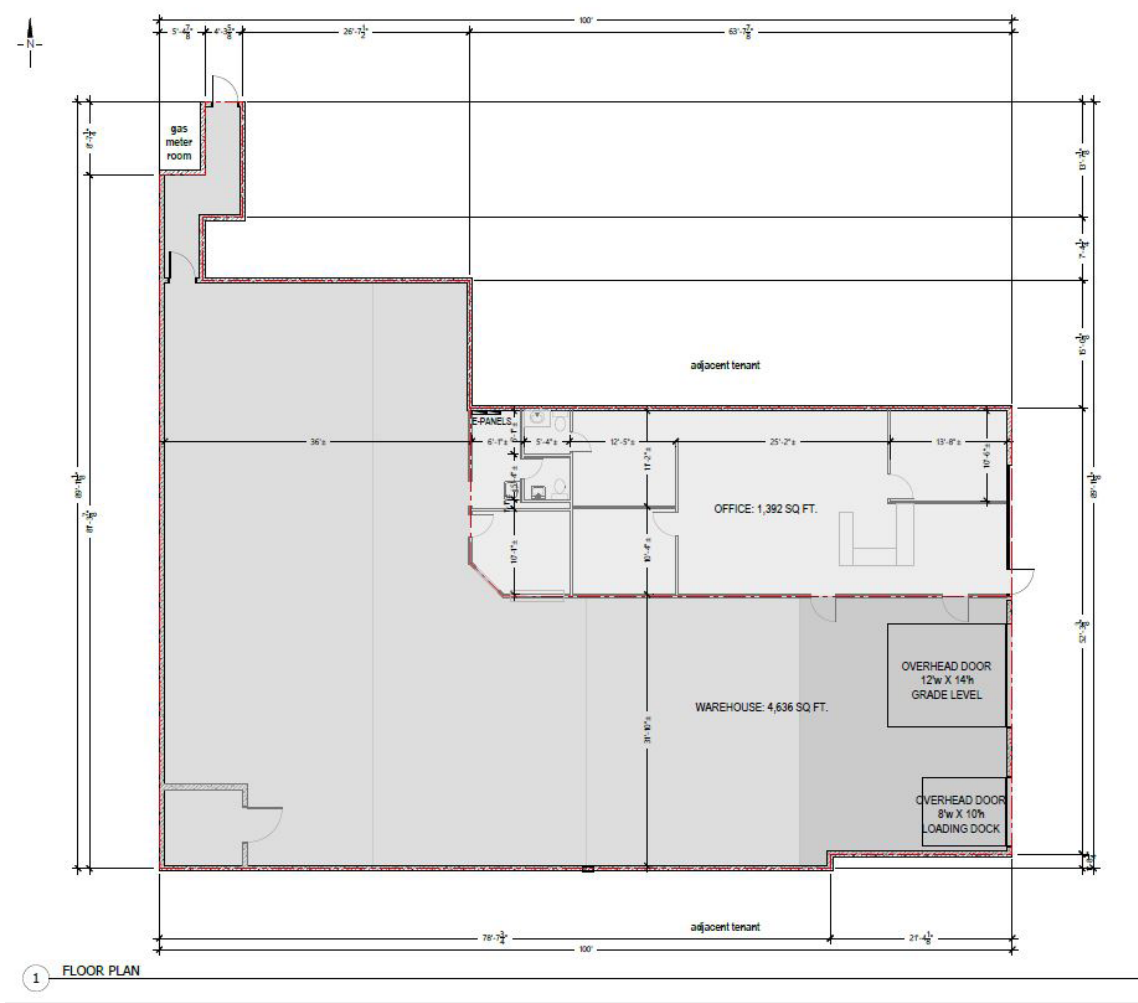
cameron.woods@cbre.com

6,028 SF Office and Warehouse Bay



3518 62 Avenue SE, Bay B

Calgary, Alberta | T2C 1Z8



Rentable Area	Office:	1,392 SF
	Warehouse:	4,636 SF
	Total Rentable Area:	6,028 SF
Zoning	I-G (Industrial-General)	
Loading	1 x Dock (8'x10'), 1 x Drive-in (12'x14')	
Ceiling Height	19'5" Clear	
Power	200 Amp, 120/208 Volt	
Operating Costs	\$6.01 PSF + Mgmt Fee	
Lease Rate	\$11.00 PSF	
Availability	30 Days' Notice	

For Lease

I-G

Zoning

\$6.01

Operating Costs (PSF)

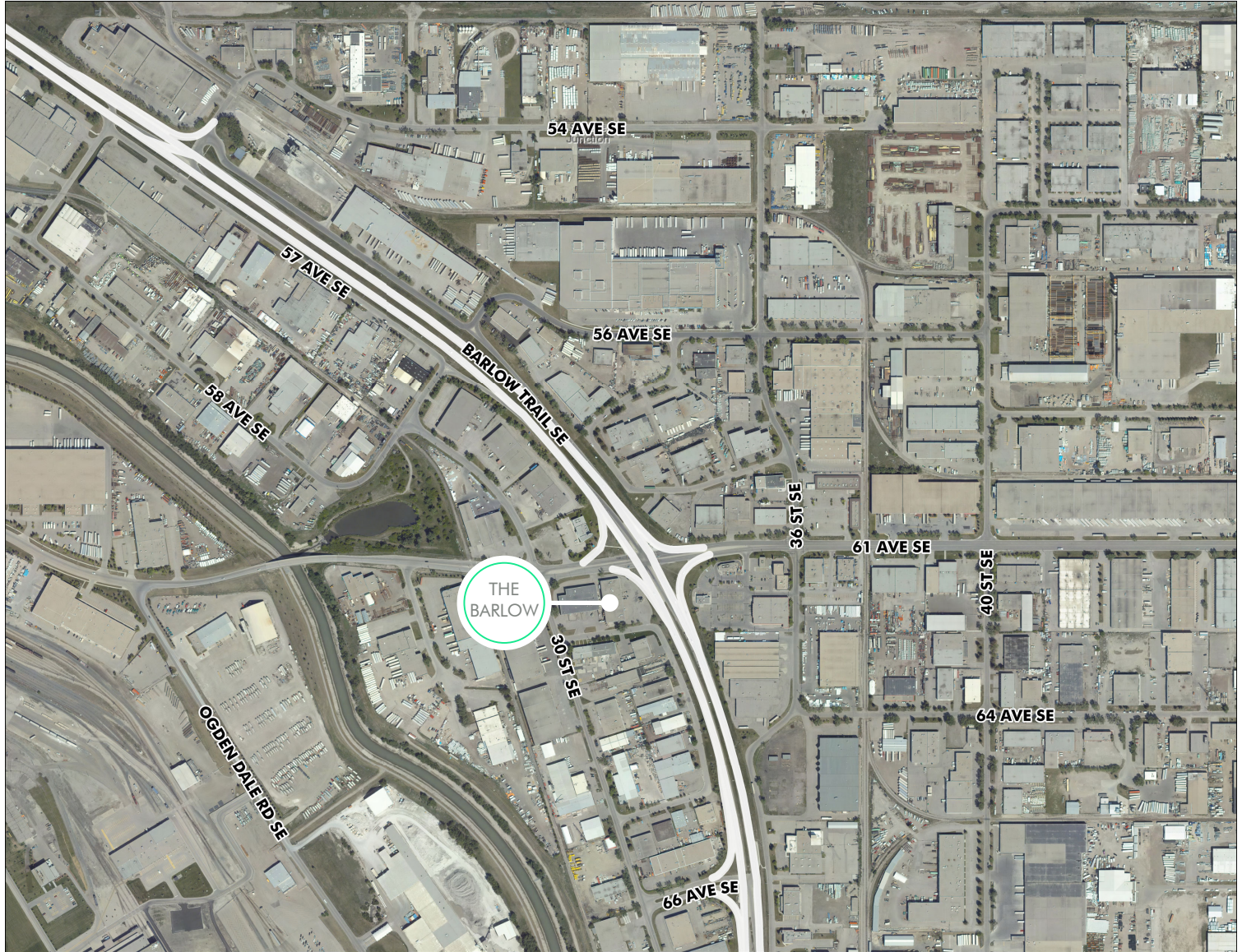
\$11.00

Lease Rate (PSF)

## Property Highlights

- + Dock and drive-in loading
- + Excellent signage opportunities available
- + Direct exposure to the intersection of Barlow Trail and 61 Avenue SE
- + High traffic flow location
- + Excellent retail amenities located nearby





## Contact Us

### Luke Hamill

Executive Vice President

+1 403 294 5707

luke.hamill@cbre.com

\*Lead Broker

### Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

\*Lead Broker

### Iain Ferguson

Vice Chairman

+1 403 750 0803

iain.ferguson@cbre.com

### Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

### Blake Ellis

Vice President

+1 403 750 0519

blake.ellis@cbre.com

### Kai Ravensbergen

Associate

+1 403 750 0525

kai.ravensbergen@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.