



FISHER PARK I SUITE 460

14,103 SF







6940 FISHER ROAD SE | SUBURBAN OFFICE LEASE

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**AVISON
YOUNG**

MOVE-IN READY SUITE

-  Well established business park situated at the southeast intersection of Macleod & Glenmore Trail
-  Efficient single story buildings with low operating costs
-  Building exterior and outdoor courtyard recently upgraded
-  Within a 10 min. walk to Chinook LRT and multiple bus routes
-  Competitive parking ratio with ample visitor stalls
-  5-10 min. walk to Chinook Centre, Cactus Club Cafe, Starbucks, Kinjo Sushi, The Keg and much more

FULLY REVAMPED EXTERIOR

PARKING RATE	1 stall per 260 - 315 sq.ft.	HIGHLIGHTS	Excellent South Central location , with exposure onto Glenmore Trail
VISITOR PARKING	3 - 4 visitor parking stalls per building		Common outdoor courtyards for tenants use
LAND USE ZONING	Direct Control Flexible zoning for a variety of tenants	SIGNAGE OPPORTUNITIES	Building signage opportunities with exposure to Glenmore Trail
BASIC RENT	Market		
ADDITIONAL RENT	\$13.40 per sf		

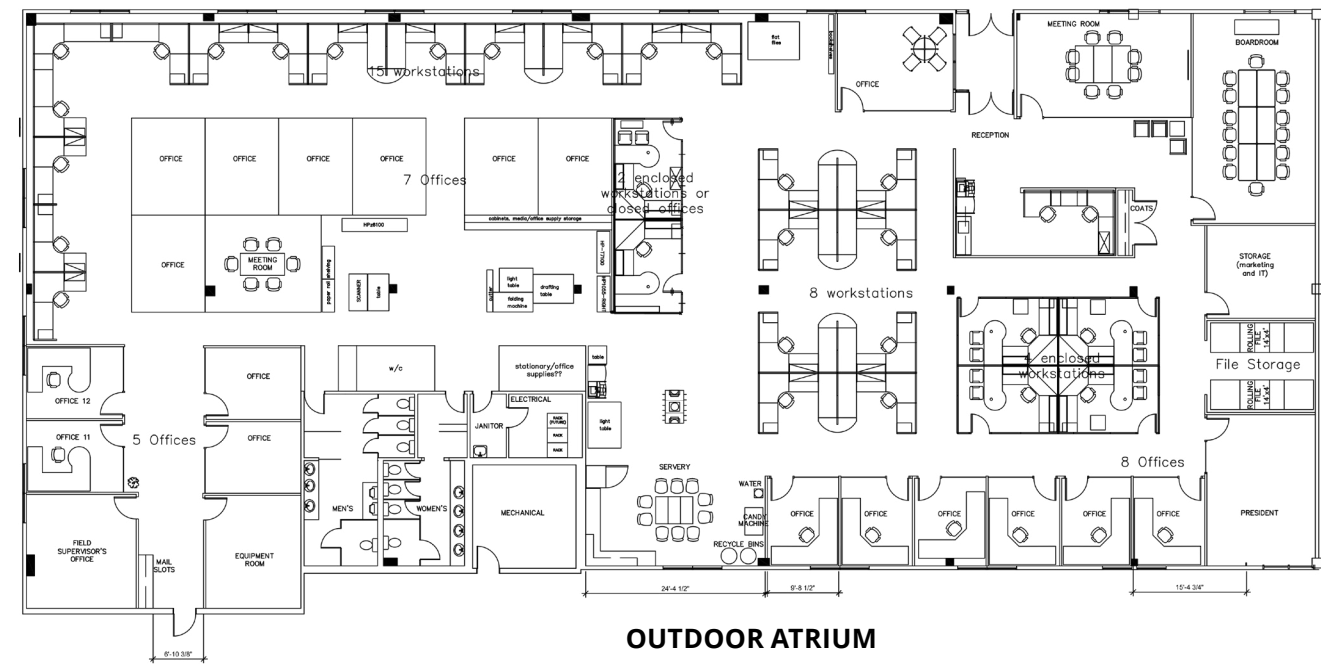


SUITE 460 14,103 SF

HIGH QUALITY, EXISTING BUILT OUT OFFICE



PARKING STALLS



OUTDOOR ATRIUM

VIRTUAL TOUR
CLICK HERE

SUITE FEATURES

Unit offers a mix of open and build out offices

High quality existing finishes

Bright natural light from exterior and outdoor atrium

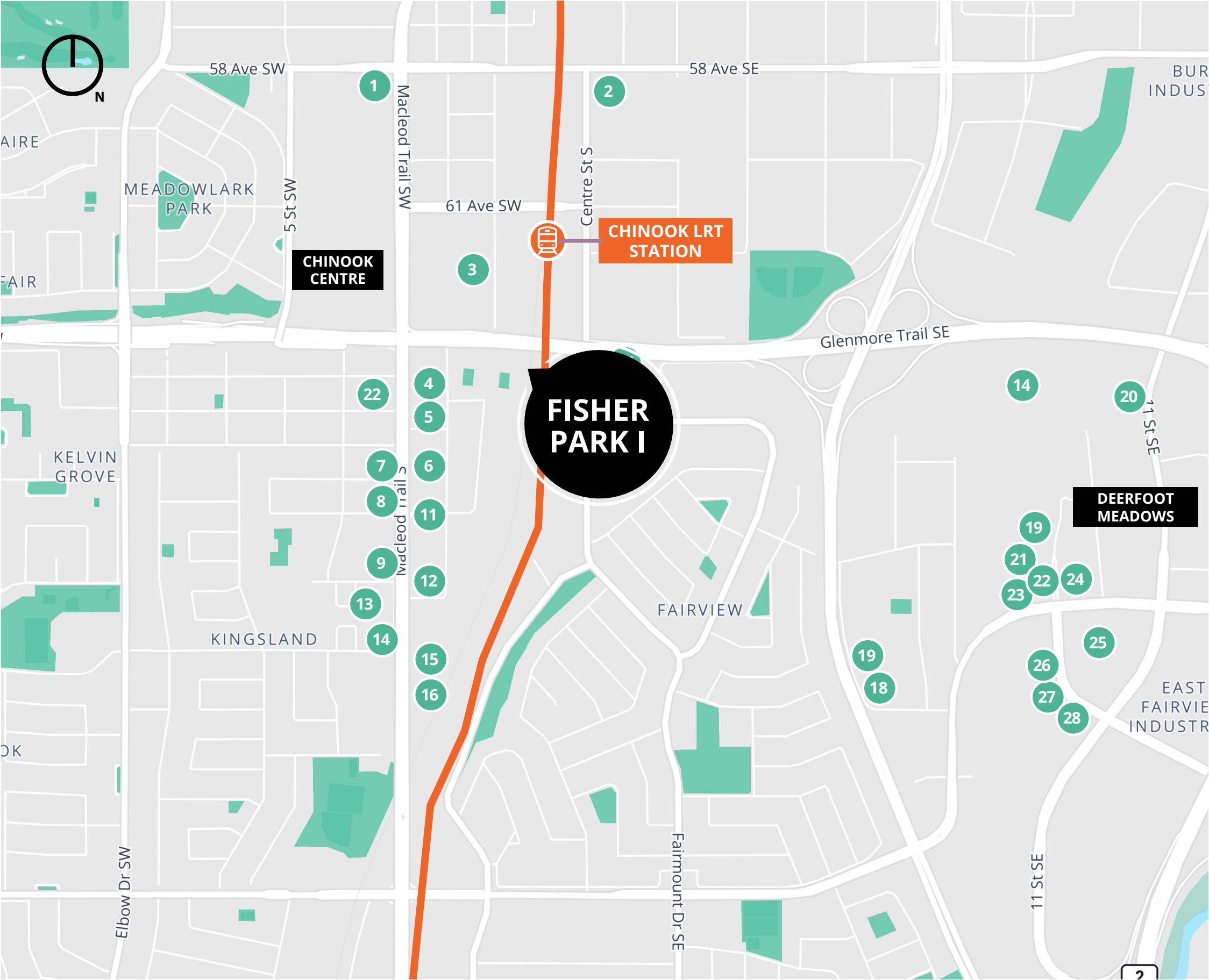
Interior washrooms

5 - 10 year terms



CENTRALLY LOCATED

- 1 Double Zero Pizza
- 2 Prairie Dog Brewing
- 3 Home Depot
- 4 Pasquales
- 5 Smuggler's
- 6 Cactus Club Cafe
- 7 Kinjo Sushi & Grill
- 8 Wendy's
- 9 Denny's
- 10 The Keg Steakhouse
- 11 Starbucks
- 12 Limericks Traditional Public House
- 13 Anejo Restaurant
- 14 Original Joe's
- 15 Mary Brown's Chicken
- 16 The Cheesecake Cafe
- 17 Han Corea
- 18 Calgary Farmers Market
- 19 Big T's Smokehouse
- 20 Costco Wholesale
- 21 Benny's Breakfast Bar
- 22 Noodlebox
- 23 Tim Hortons
- 24 Boston Pizza
- 25 Dollarama
- 26 Real Canadian Superstore
- 27 T&T Supermarket
- 28 Walmart Supercentre



LET'S CONNECT

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