

# FOR LEASE

261211 WAGON WHEEL WAY - LOWER EAST WING  
ROCKY VIEW COUNTY, AB

Lease Rate: \$16.00/SF Triple Net



## PROPERTY DETAILS

- The Lower East Wing is comprised of 2,775 square feet
- 7 large offices, 2 bathrooms, shower
- Large shared reception and lunchroom with balcony
- 22 paved parking stalls, some energized
- Lease at \$16.00/square foot triple net
- 5 - 10 year lease
- Op Costs: \$9.00/square foot
- A unique building with large work areas and open spaces
- Modern and efficient
- Low operating costs
- In-floor heating/solar/rain water recycle
- Access to Highway #2 and Stoney Trail

For further information  
please contact:

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Not intended to solicit any party under a relevant contract. The information above is derived from sources believed reliable; however, no warranties or representations are being made regarding such information, including the potential income, costs, or profits associated with a property. Interested parties should consult a qualified professional for investment, financial or tax advice.

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#### East Wing Photos



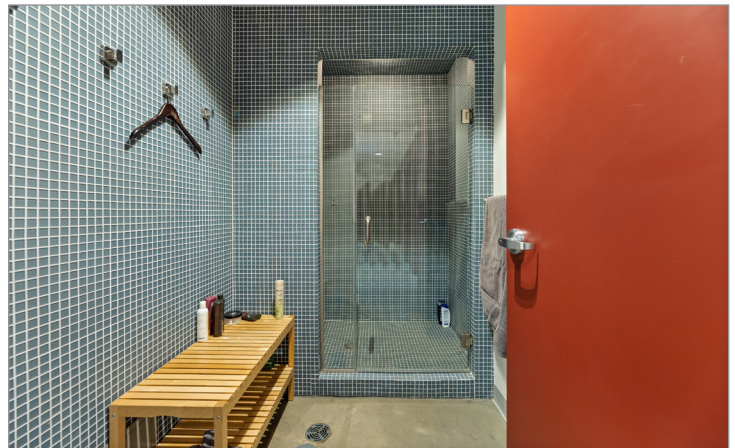
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## Floor Plan East Wing



### Measurements - East Lower Level

Total Area:	2,775 sq. ft.	Shower:	5'2" x 8'9"
North 1:	17'0" x 15'3"	Men Bath:	6'0" x 8'9" 3P
North 2:	17'0" x 17'4"	Universal/Barrier Free Bathroom:	6'10" x 8'4" 2P
North 3:	17'0" x 17'3"	South 1:	17'8" x 12'2"
North 4:	17'0" x 15'3"	South 2:	17'8" x 9'3"
North 5:	17'0" x 15'0"	Custodian - Common Area:	7'0" x 5'6"
Reception - Common Area:	52'2" x 23'7"	Foyer - Common Area:	18'0" x 6'0"

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## Aerial Map



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