

# OFFICE FOR LEASE

## 1035 McTavish Road NE



**Rethinking Commercial Real Estate**



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**Kimberly Kimball, Senior Associate**

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# 1035 McTavish Road NE



|                        |                                  |
|------------------------|----------------------------------|
| <b>Address:</b>        | <b>1035 McTavish Road NE</b>     |
| <b>Subdivision:</b>    | <b>Calgary Airport Authority</b> |
| <b>Zoning:</b>         | <b>I-G</b>                       |
| <b>Available Area:</b> | <b>1,000 +/- sf</b>              |
| <b>Loading:</b>        | <b>Front + rear man door</b>     |
| <b>Heating:</b>        | <b>Forced Air</b>                |
| <b>Lease Rate:</b>     | <b>\$12.00 /sf</b>               |
| <b>Op. Costs:</b>      | <b>\$6.00 /sf</b>                |
| <b>Term:</b>           | <b>3-5 Years</b>                 |
| <b>Availability:</b>   | <b>Immediate</b>                 |

- Clean office space with reception/flex area, two offices, a boardroom, coffee station and a bathroom.
- Random parking at no charge in front of the building & rear fenced area.
- Transit route #57 stop at the corner of George Craig Blvd & McCall Way.
- 15 minutes to downtown Calgary & 5-10 minutes to Calgary International Airport. Close to Tim Hortons.

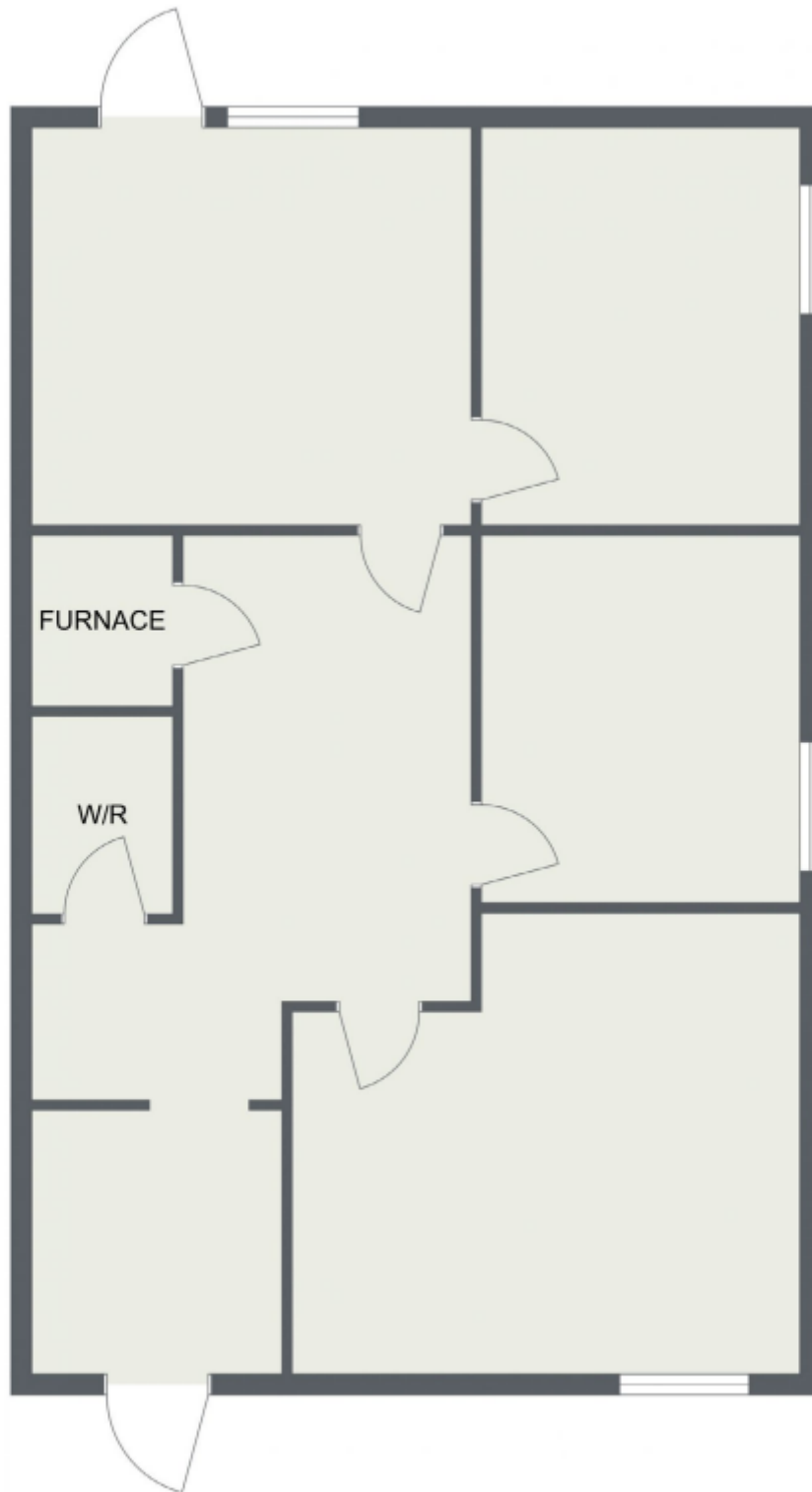
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## FLOOR PLAN \*



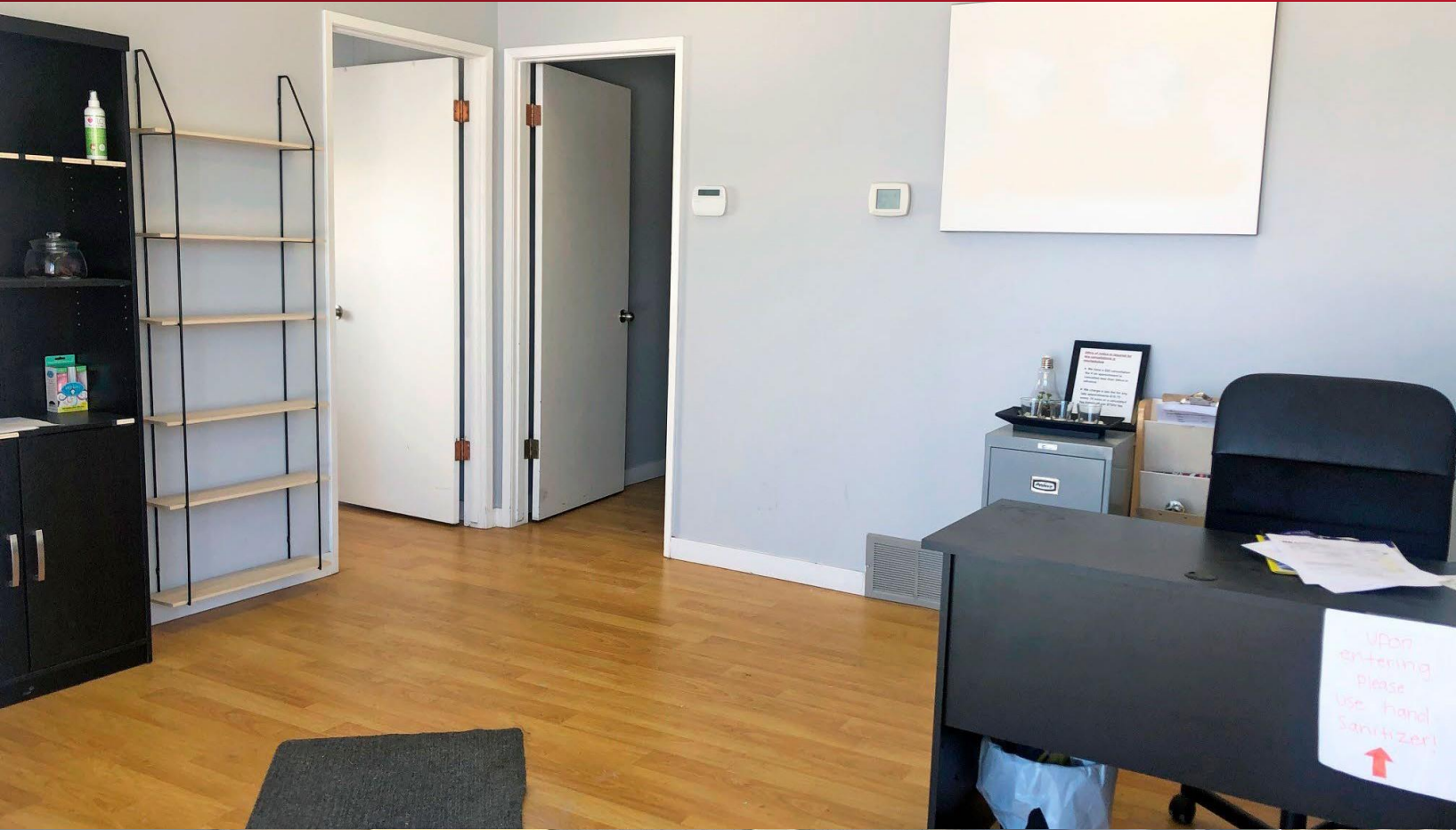
\* All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

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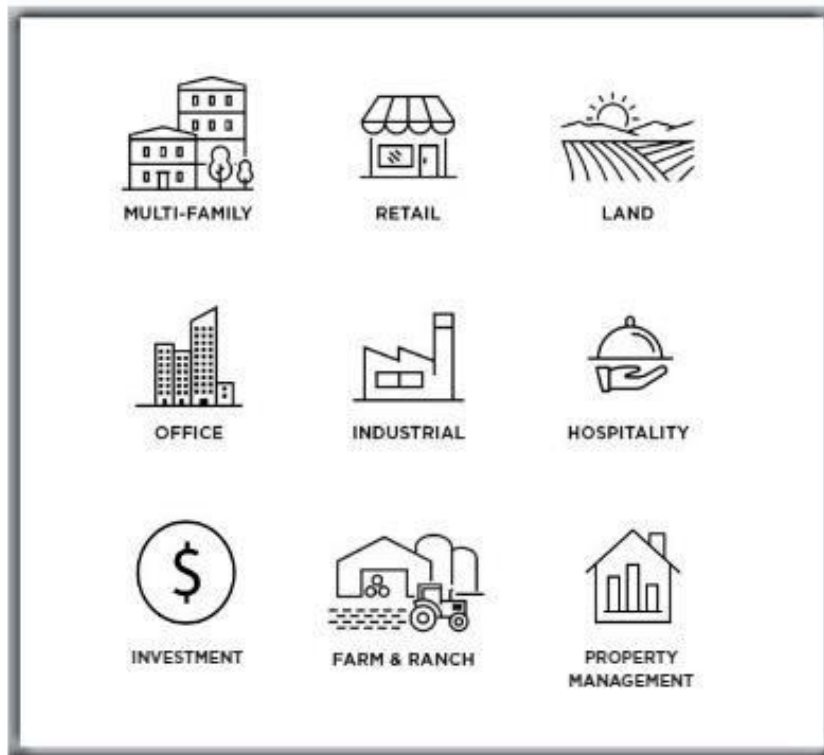
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