

FOR LEASE

CBRE

# Glenmore Commerce Court

## 4000 Glenmore Court SE

CALGARY, AB



# Property Information



Access from Glenmore overpass, access to Blackfoot and Macleod Trails



Exterior Podium Signage



Telus Fibre Optics



Close Proximity to Bus Routes #4, #72, #133, #151 and #734



Ample On-Site Parking with Underground Parkade

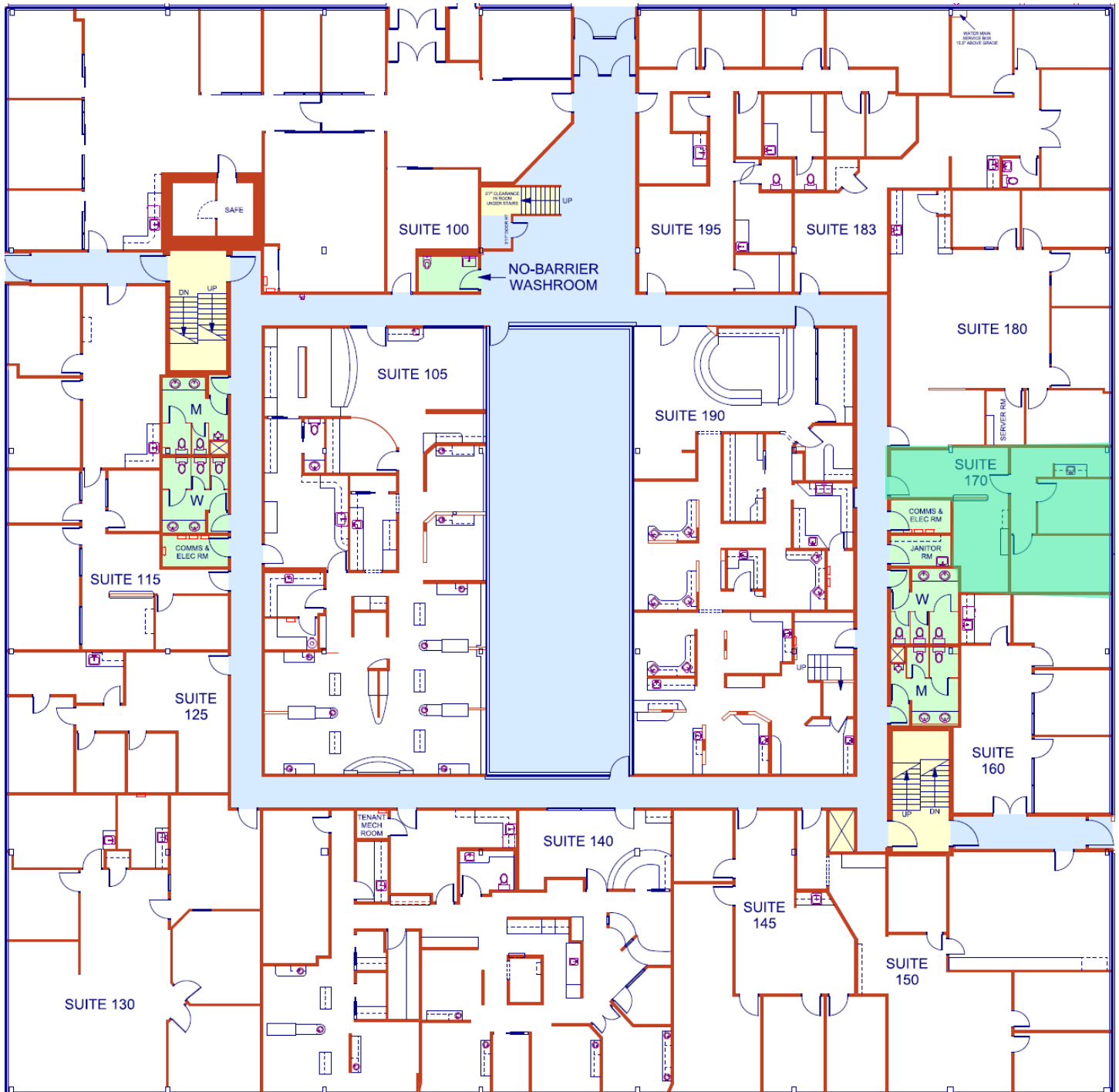


Common Atrium Area in Building

<b>Year Built</b>	1977
<b>Operating Costs</b>	\$15.89 PSF
<b>Basic Rent</b>	Market
<b>Space Available</b>	Suite 170: 807 SF Suite 265: 2,253 SF
<b>Availability</b>	Immediately
<b>Parking Ratio</b>	1:628 SF UG // Surface Scramble
<b>Parking Rate</b>	\$65 per UG Free Surface

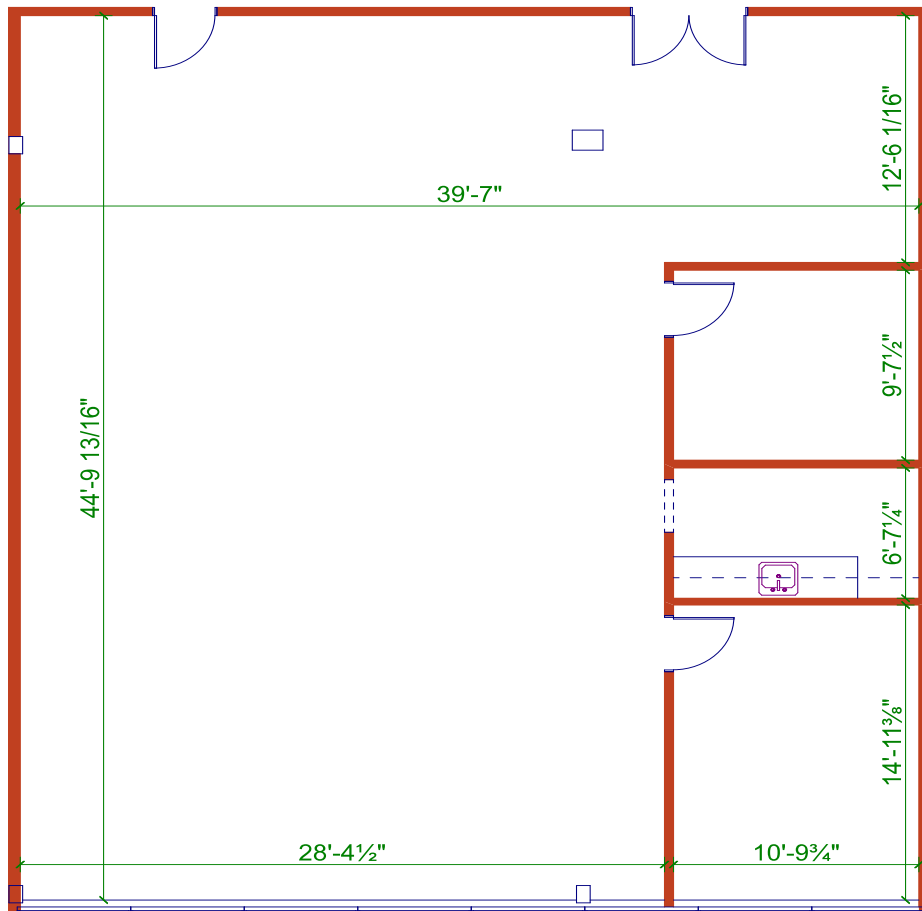
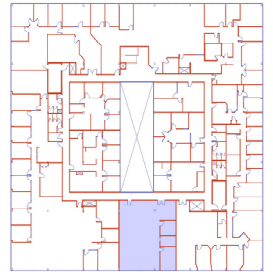


# Suite 170: 807 SF



# Suite 265: 2,253 SF

KEY PLAN



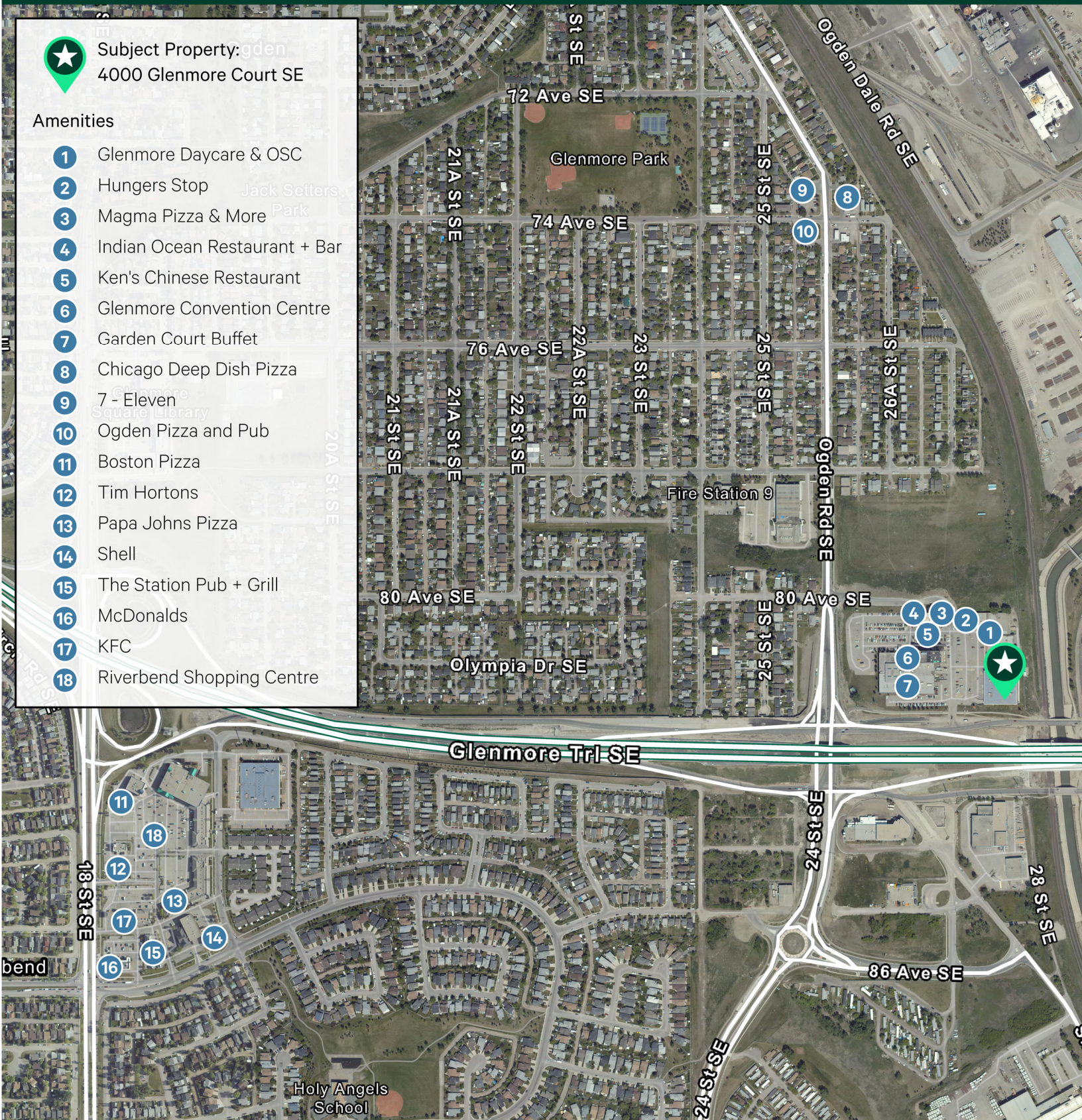
# Location



Subject Property: Ogden  
4000 Glenmore Court SE

### Amenities

- 1 Glenmore Daycare & OSC
- 2 Hungers Stop
- 3 Magma Pizza & More
- 4 Indian Ocean Restaurant + Bar
- 5 Ken's Chinese Restaurant
- 6 Glenmore Convention Centre
- 7 Garden Court Buffet
- 8 Chicago Deep Dish Pizza
- 9 7 - Eleven
- 10 Ogden Pizza and Pub
- 11 Boston Pizza
- 12 Tim Hortons
- 13 Papa Johns Pizza
- 14 Shell
- 15 The Station Pub + Grill
- 16 McDonalds
- 17 KFC
- 18 Riverbend Shopping Centre



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For more information, please contact:

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