

FOR LEASE



10645 - 74th Street SE, Unit 1140, Calgary, AB
11,174 square feet



Drive-in
Loading



Dedicated
Yard Area



Quick Access to
Glenmore & Stoney Trail

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PROPERTY DETAILS

DISTRICT:

Point Trotter

LEGAL DESCRIPTION:

Condominium Plan 2010375, Unit 4

ZONING:

IG (Industrial General)

AVAILABLE AREA:

Office (Main Floor): +/- 3,303 sq. ft.

Office (Second Floor): +/- 3,673 sq. ft.

Shop: +/- 4,198 sq. ft.

Total: +/- 11,174 sq. ft.

NET LEASE RATE:

\$17.95 per sq. ft. per annum

OPERATING COSTS:

\$7.96 per sq. ft. per annum (for 2025)

YEAR BUILT:

2019

AVAILABLE:

Negotiable

MECHANICAL:

Approx. 3,500 CFM

Make-up air Unit

HEATING:

Radiant tube and overhead unit heaters

CEILING HEIGHT:

24' clear

LOADING:

2 - 14' x 14' drive-in doors

POWER:

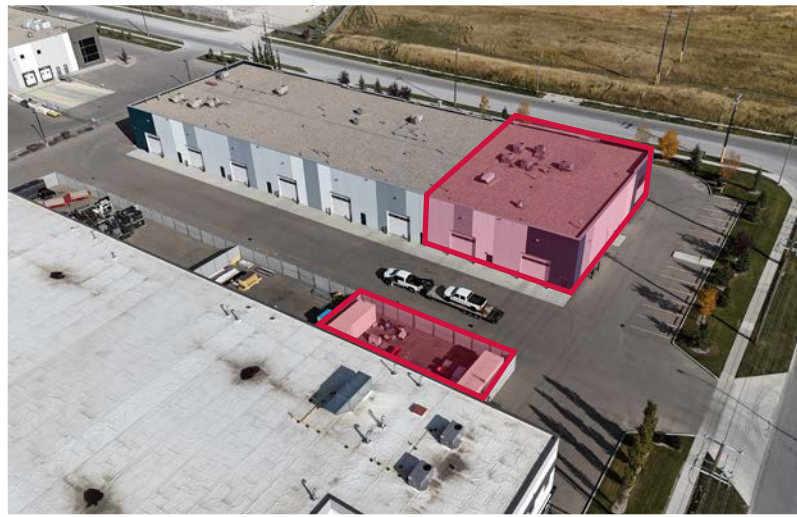
200 amp, 600 volt, 3 phase service

LIGHTING:

LED

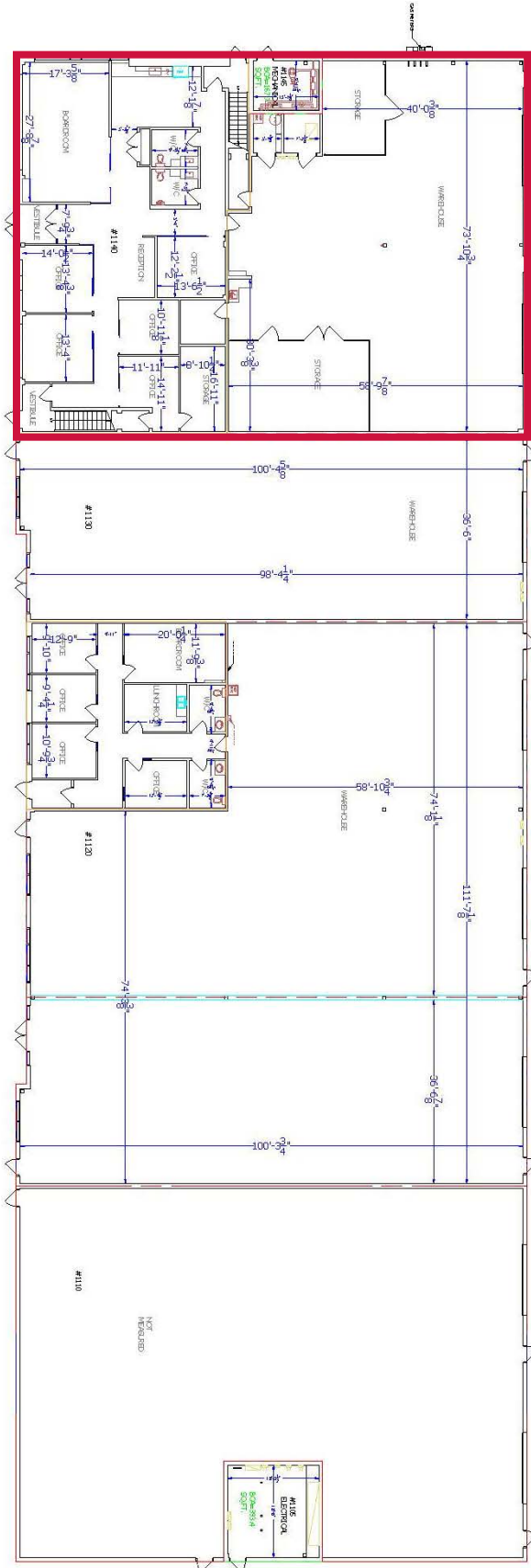
COMMENTS:

- » Modern office build-out over two floors
- » 3,745 sq. ft. of designated yard area
- » ESFR Sprinklered
- » Building has Fiber Optics
- » Office furniture is negotiable
- » Can be combined with Unit #1130 for an additional 3,784 sq. ft. of shop space
- » Quick access to Glenmore & Stoney Trail



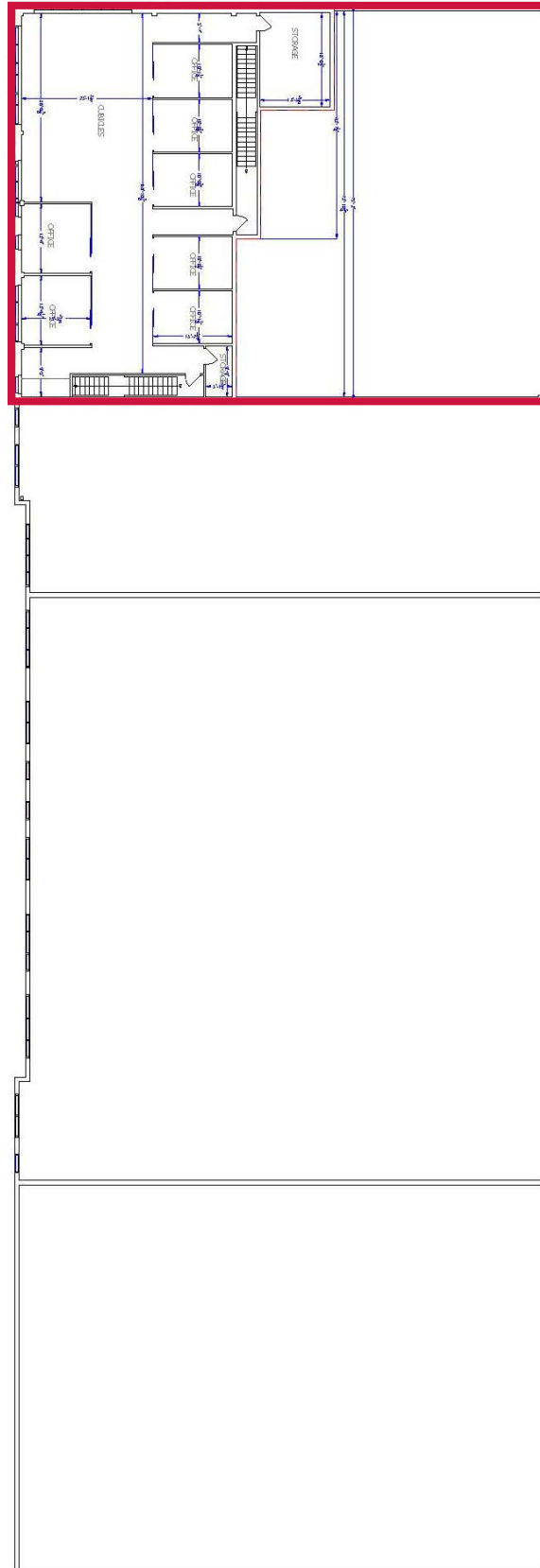
FLOOR PLAN - MAIN FLOOR

7,502 sq. ft.



FLOOR PLAN - SECOND FLOOR

3,673 sq. ft.



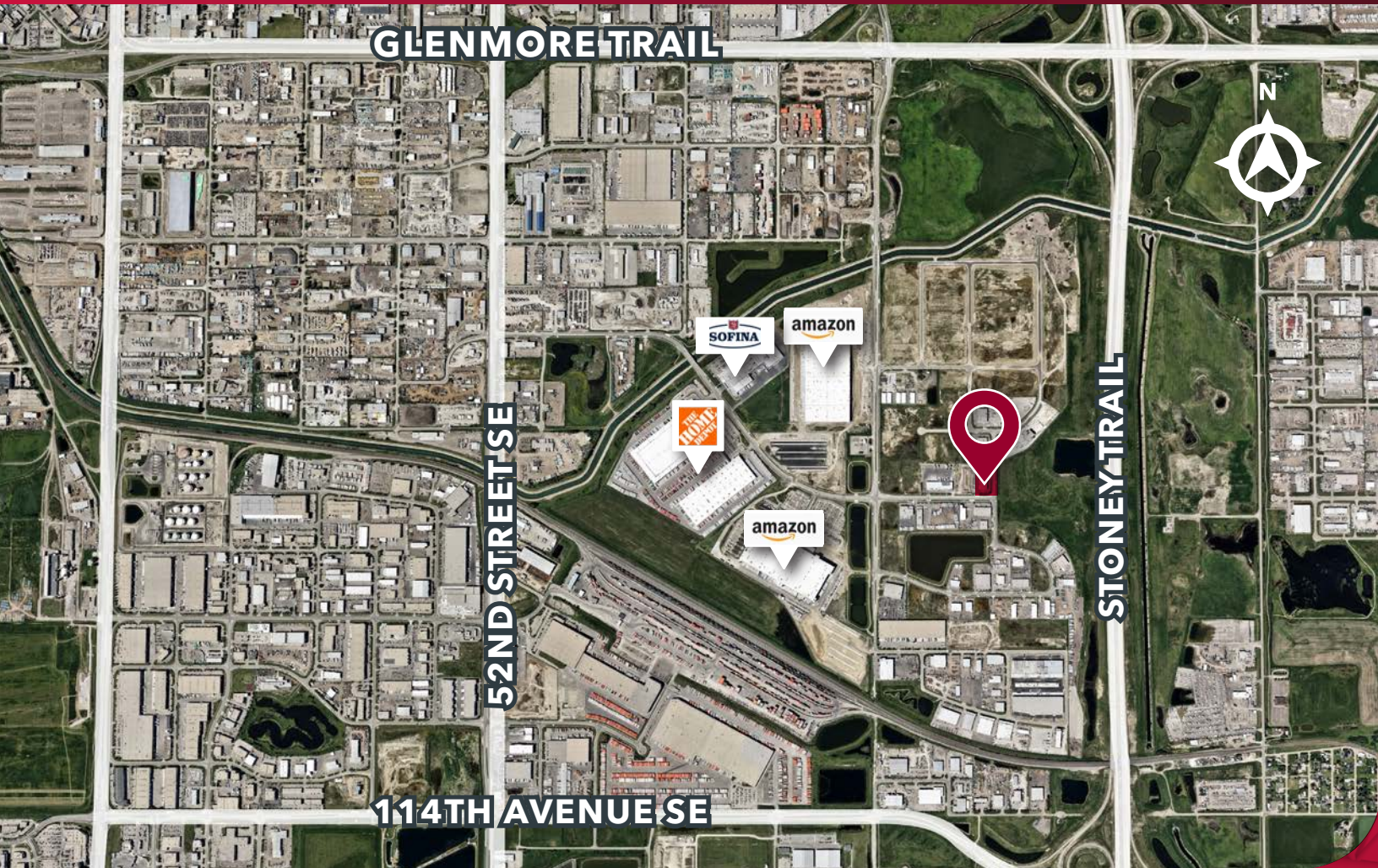
SITE PLAN



74 ST SE



LOCATION



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