



Calgary SMI Commercial  
Real Estate Limited  
#1636, 246 Stewart Green SW  
Calgary, Alberta, T2P 2T3

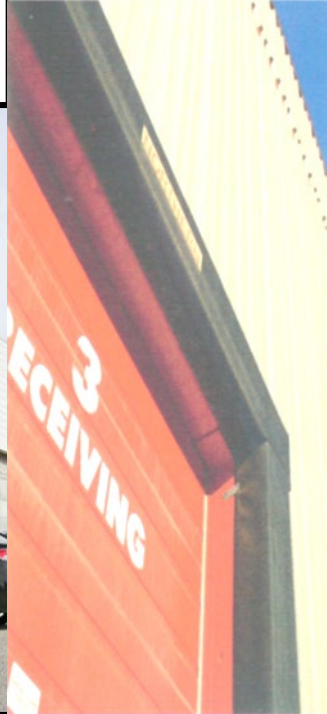
[www.smicommercial.com](http://www.smicommercial.com)

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**403-701-0459**

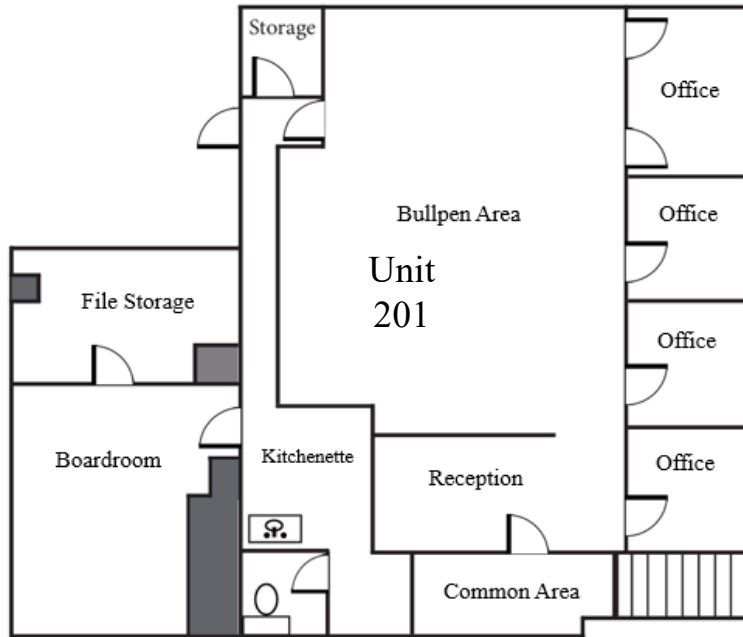
# Office Space

## 1112 – 40<sup>th</sup> Avenue NE



**4,830 sq.ft.**

- Air-conditioned offices
- Multiple offices, large private boardroom, file/storage room, kitchen, and private washrooms.
- Large bullpen or training area
- Perimeter offices with plenty of natural light
- Entire 2<sup>nd</sup> floor available
- 5 Parking stalls at no extra cost plus plenty of street parking
- Great views of Downtown & the mountains.
- Quick access to Deerfoot Trail, McKnight Boulevard and 32 Avenue NE via 12th Avenue.
- Transit route one block away on 12th Street NE



Unit 200 floorplan under construction

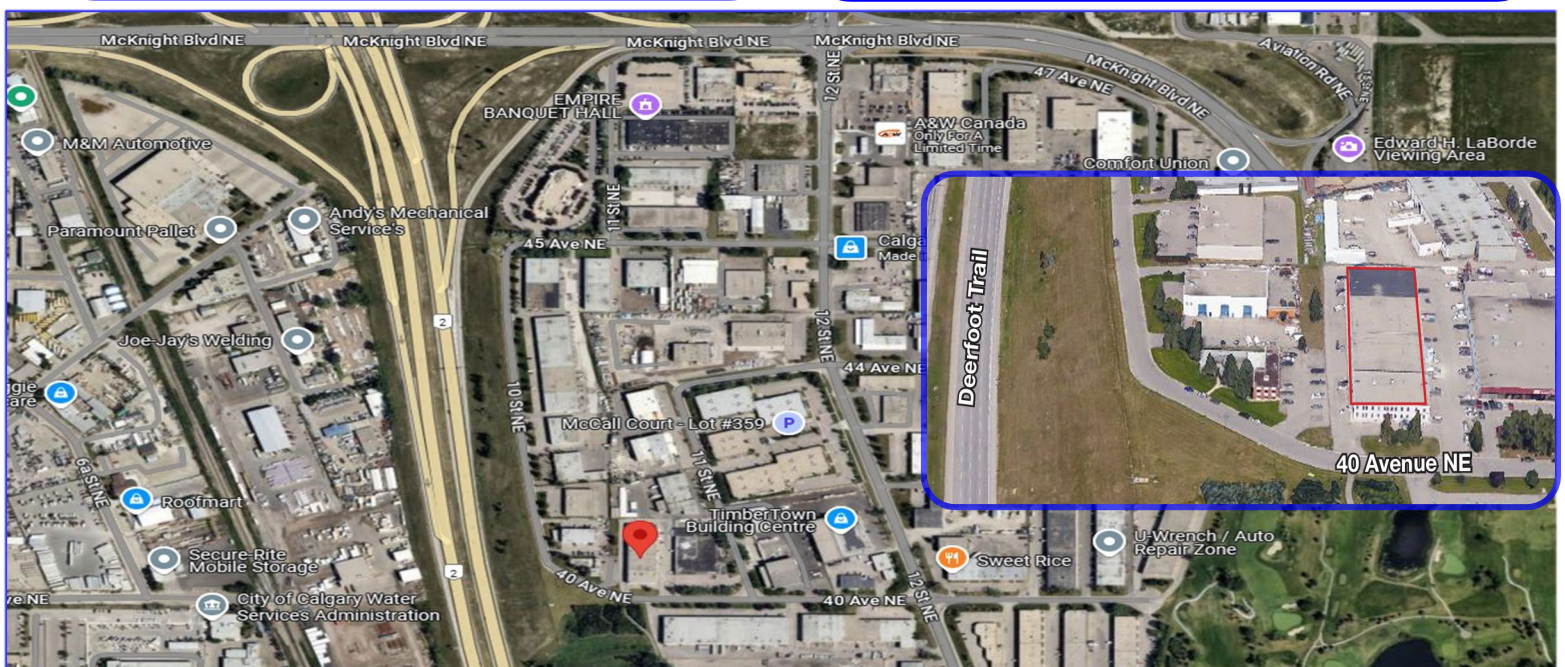
**Net Rent: \$10.00 /Sf/Annum**

**Op Costs: \$8.00 /SF/Annum  
(includes Utilities)**



Drawing may not be exactly as illustrated or to scale

# 1112 – 40<sup>th</sup> Avenue NE, Units 200 & 201



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