

Shop & Office Lease



Calgary SMI Commercial Real Estate Limited
#1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8

www.smicommercial.com

Contact:

Mathieu Déry
(403) 862-0799
mdery@smicommercial.com

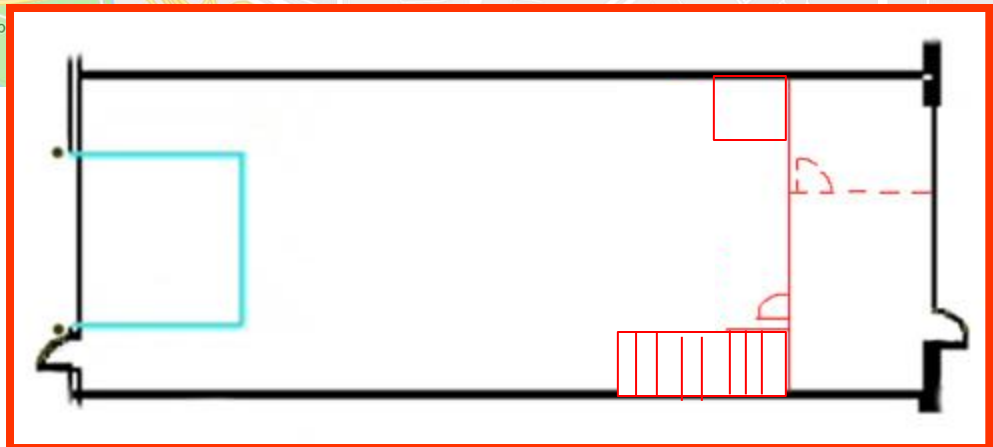


Bay 127, 700 Moraine Road N.E.

- **2,500 +/- sq. ft. total rentable**
- **300 +/- sq. ft. office incl.**
- **300 +/- sq. ft. add'l mezz no charge**
- **Up to 5,000 sq. ft. available incl. adjacent bay**
- 16'X16' Drive-in door
- 22' ceiling c/w 2nd floor windows
- HVAC
- 200 Amp (TBC)
- Sump floor drain
- I-G zoning (Industrial - General)
- On-site and street parking

Net Rent:
\$12.00 / sq. ft.

Op Costs:
\$4.00 (2018 est.)



All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.

Click or type for **YouTube** Virtual tour: <https://youtu.be/cTIISSlfZso>