

For Lease



# 1139 to 1165 – 40 Avenue NE, Unit 1159

## Calgary, AB

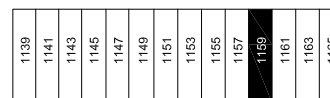
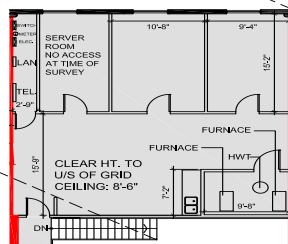
- Availability Negotiable
- 4,114 SF
- 5,000 CFM MUA
- 2 private offices, washrooms, open area, boardroom
- 12'W x 14'H drive-in loading door



For leasing opportunities

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Dream Industrial REIT  
[leasing.dream.ca](http://leasing.dream.ca)

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### KEY PLAN



TENANT MEZZANINE AREA

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**RESEARCH DESIGN**

— DEMISING WALL

OFFICE AREA = 1.025 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO  
THE BOMA INDUSTRIAL STANDARD  
ANSI/BOMA Z65.2 2012 - METHOD A

Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

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|                 |                 |                                         |                             |
|-----------------|-----------------|-----------------------------------------|-----------------------------|
| Available area: | Loading:        | Ceiling Height:                         | Power:                      |
| 4,114 SF        | 1 Drive-in Door | 23'9"                                   | 200 Amps<br>(120/208 Volts) |
| Availability:   | Rental Rates:   | Operating Costs:                        | Zoning:                     |
| Negotiable      | Market Rates    | CAM \$3.73<br>TAX \$3.62<br>(est. 2026) | I-G (Industrial General)    |

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