

**EDUCATION & OFFICE SPACE FOR LEASE**

# Mayland Court

**221 18 STREET SE, CALGARY, AB**



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# Property Overview

<b>AVAILABLE PREMISES</b>	<b>Education Space</b> Suite 001 - 16,295 SF  <b>Office Space</b> Suite 104 - 1,676 SF Suite 103 - 6,057 SF Suite 201 - 3,828 SF } Contiguous up to 7,733 SF
<b>ANNUAL NET RENT (PSF)</b>	Market Rates
<b>OPERATING COSTS (2026 ESTIMATE)</b>	CAM: \$11.50 PSF/Annum Tax: \$1.45 PSF/Annum <hr/> Total: \$12.95 PSF/Annum
<b>TERM</b>	Negotiable
<b>PARKING</b>	1 Stall Per 378 SF Free of Charge Additional Unrestricted Street Parking Available
<b>BUILDING SIZE</b>	47,681 SF
<b>YEAR BUILT</b>	1979
<b>FLOORS</b>	3
<b>BUILDING/HVAC HOURS</b>	Customized to Tenant Requirement
<b>FIBRE PROVIDER</b>	TBD

## HIGHLIGHTS



Walking Distance to Max Bell LRT



Immediate Access to Deerfoot Trail



Ample Free Parking

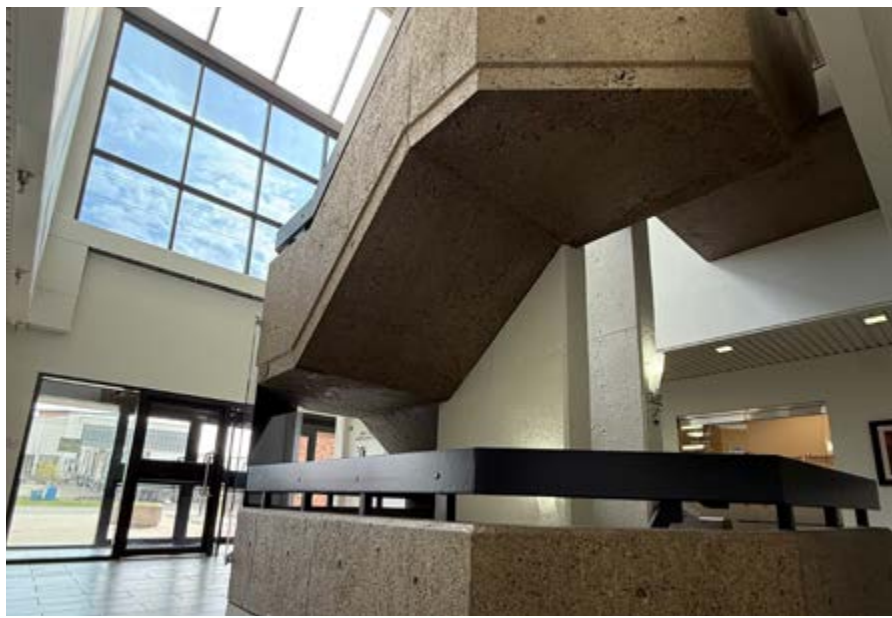


Low Operating Costs



Well Developed Move-In Ready Options

# Building Photos



# Main Floor



## SUITE 103 | 6,057 SF\*

- Office Space
- Reception
- 14 Offices
- Open Area for Workstations
- Staff Room
- Electrical Room
- Internal Washrooms

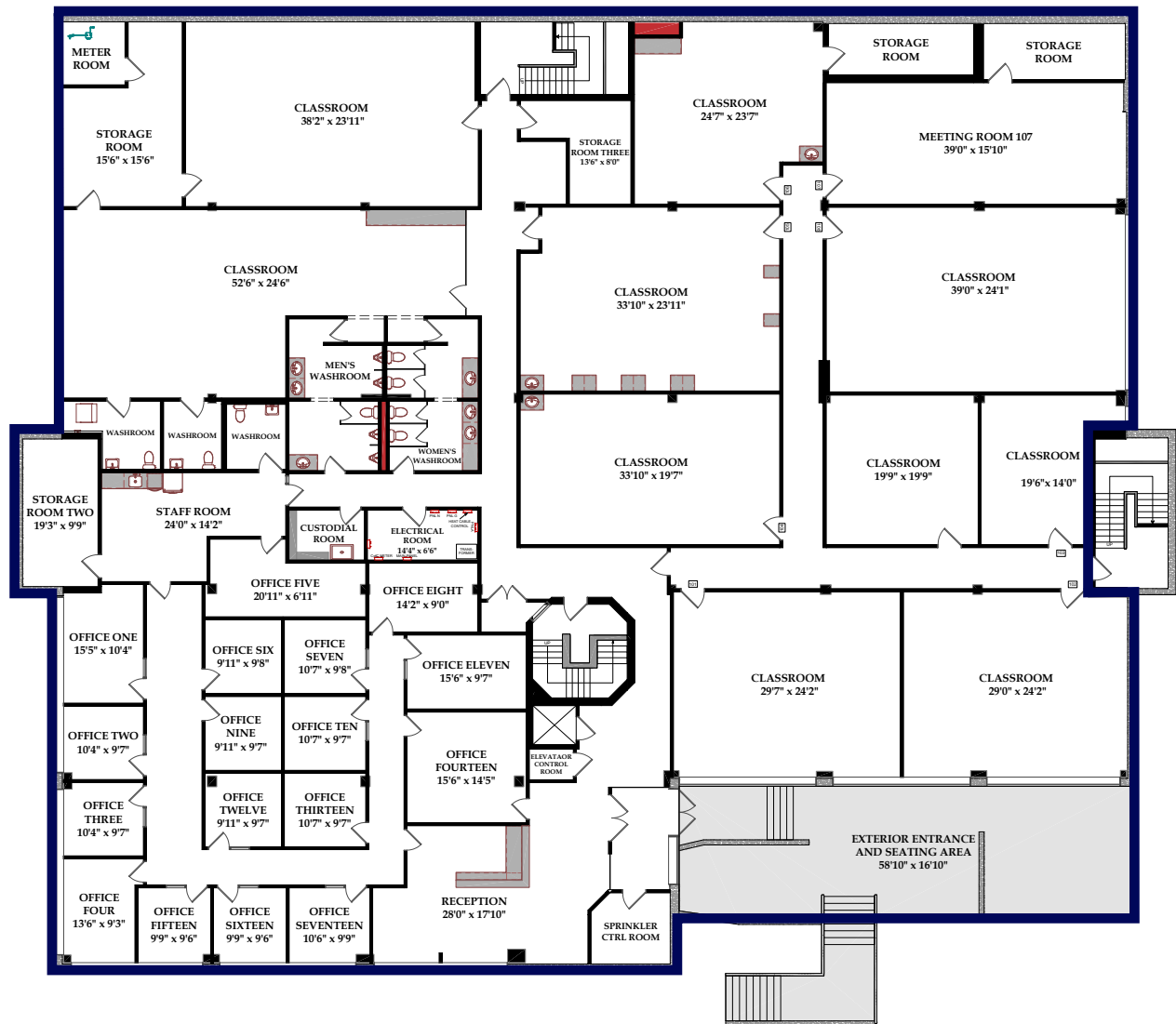
## SUITE 104 | 1,676 SF\*

- Office Space
- 6 Offices
- Open Area for Workstations

\*Contiguous to 7,733 SF



# Lower Level - Exclusive Exterior Entrance



## SUITE 001 | 16,295 SF

- Education Space
- 11 Classrooms
- 14 Offices
- Internal Washrooms
- Staff Room
- 4 Storage Rooms
- Exterior Entrance & Seating Area

# Location Overview





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