

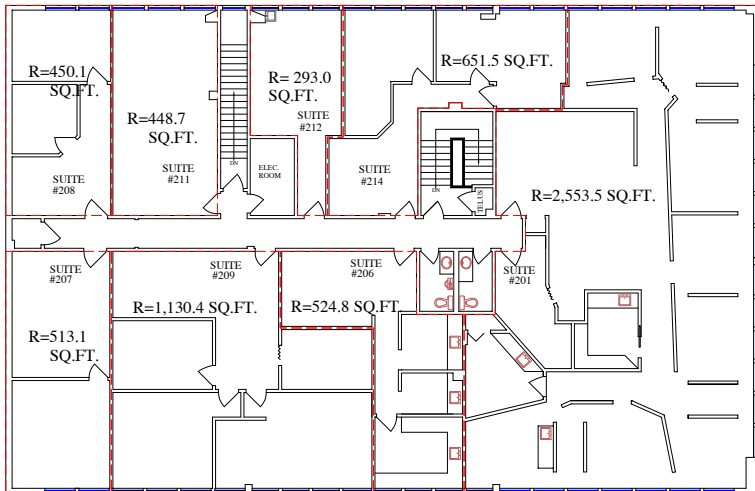
206, 602 16 AVENUE NW

**FOR
LEASE**



FOR LEASE

- 525 sq ft south facing unit
- Great visibility, access & signage
- Market rent - Gross Lease
- 75,000 vehicle trips per day at peak
- Lots of parking
- Nearby amenities include Springbank Cheese, A&W, Tim Hortons and Starbucks



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AREA HIGHLIGHTS

- Hundreds of Condos now completed and in planning for the area
- Calgary's Future High Street and one of the city's Primary Retail Corridors
- SAIT Polytechnique's \$450 million Trades and Technology complex now completed
- Sandwiched between current Red Line LRT and the future Green Line LRT
- 3 Blocks from SAIT
- 5 minutes from Downtown



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