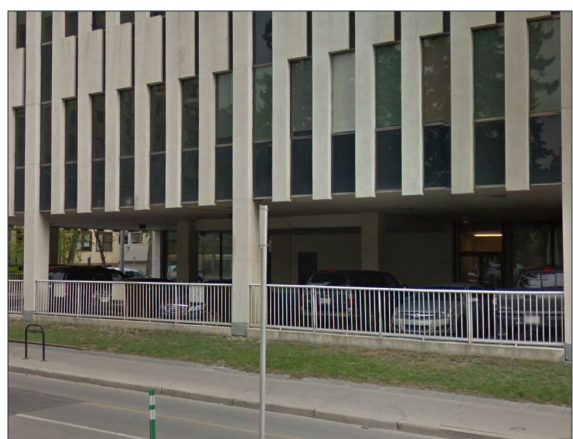


For Lease



EPIQUE HOUSE

640 12 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- 33,651 square foot four storey office building built in 1960
- Great beltline, corner location
- Many recent upgrades and improvements
- Shower and changing facilities, numerous nearby shops, park and restaurants

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$14.95 psf (est.)
Size:	1,430 sq. ft.
Term:	5 - 10 years
Parking:	Off Street Covered & Street

BUILDING DETAILS



Parking
Off Street
Covered



Zoning
DC (pre IP2007)

PLEASE CONTACT:

Darrell Kolbjornsrud

Associate

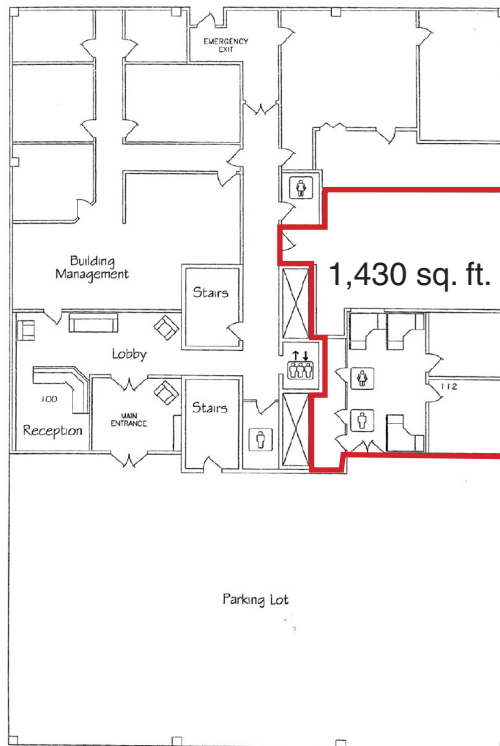
403.689.0782

dk@avenuecommercial.com

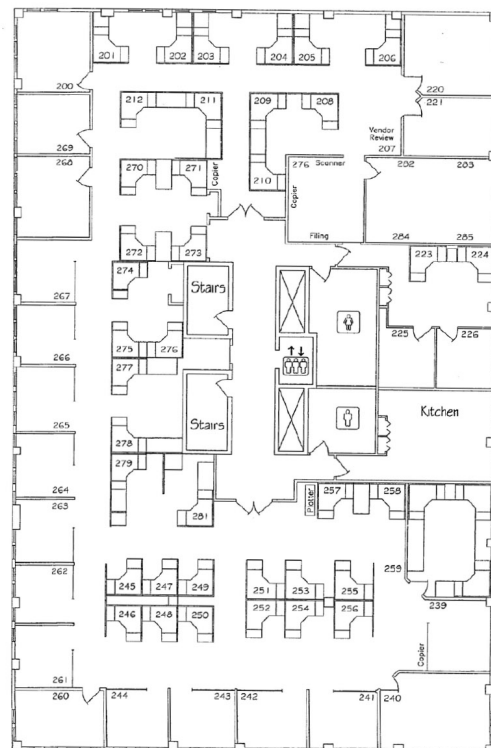
HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
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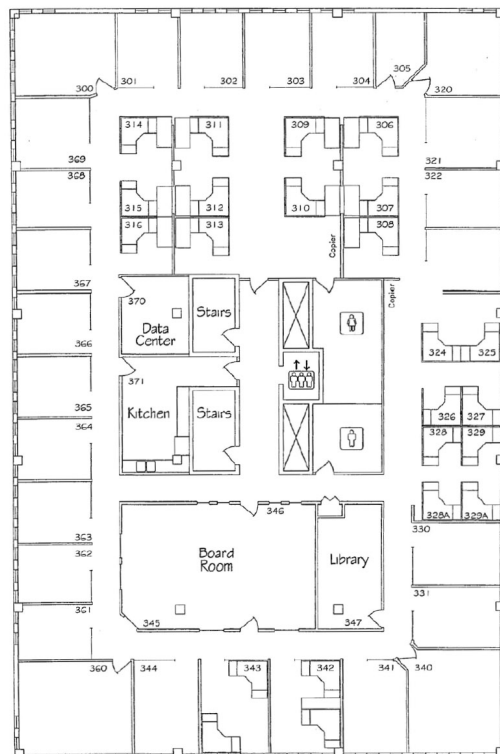
1st FLOOR PLAN



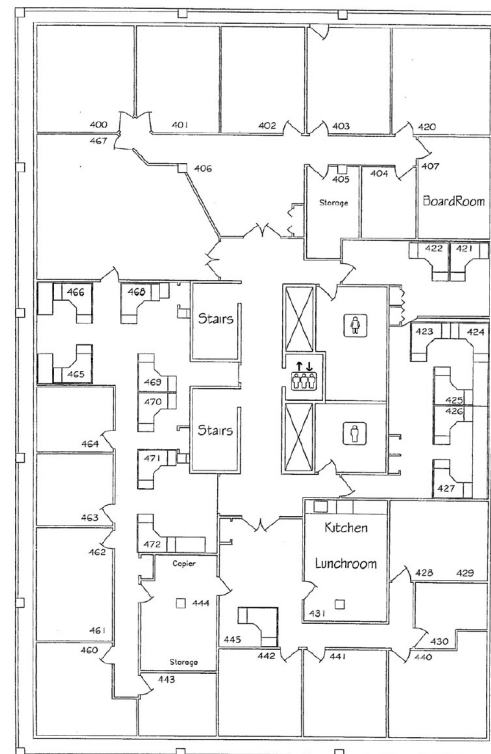
2nd FLOOR PLAN



3rd FLOOR PLAN

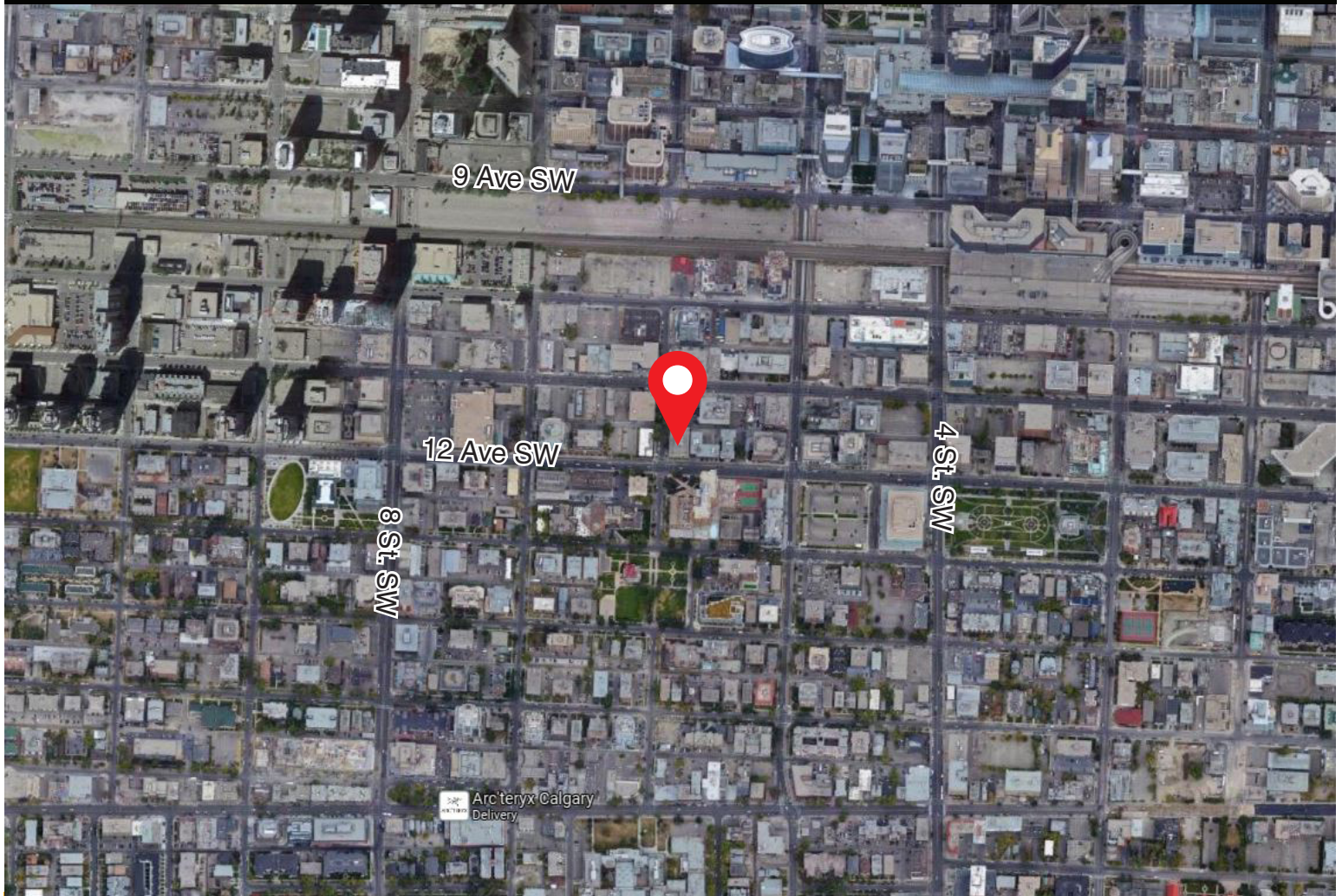


4th FLOOR PLAN



LOCATION

640 12 Avenue SW, Calgary, Alberta



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Darrell Kolbjornsrud

Associate

403.689.0782

dk@avenuecommercial.com

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HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

