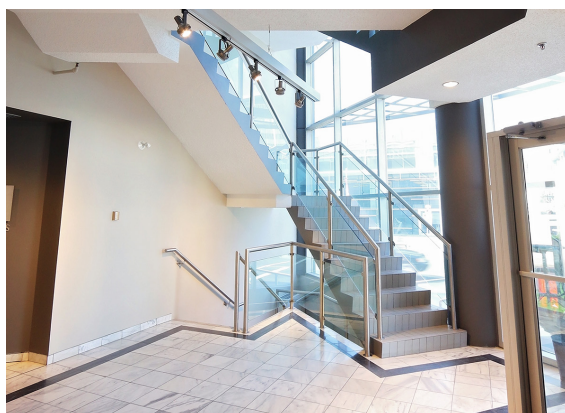


For Lease



GREAT LOCATION

1001 1 STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

- Attractive third office space available
- Landlord will demise and build to suit tenants requirements
- Common area entrance with elevator service to all floors
- Heated underground parkade with ample parking
- +15 Connection across the road through the Palliser
- Walking distance to LRT and Calgary Saddledome.
- Naming rights available
- Tenant Allowance negotiable

PROPERTY DESCRIPTION

Market Rates: Market

Op Costs & Taxes: \$14.39 psf est.

Office Size: 1st Floor - **LEASED**

2nd Floor - **LEASED**

3rd Floor - Up to 5,000 Sq Ft (can demise)

Signage: Available

Parking: 1 per 1,100 sf \$300/month/stall

Term: Negotiable

FLOOR DETAILS

3rd Floor

- 20 exterior offices
- 22 interior offices
- 26 work stations
- 1 storage room
- 1 print/copy area
- 1 IT room
- 2 coffee/kitchen area
- 1 large boardroom

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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PHOTOS

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FLOOR PLAN

1001 1 Street SE, Calgary, Alberta

Third Floor



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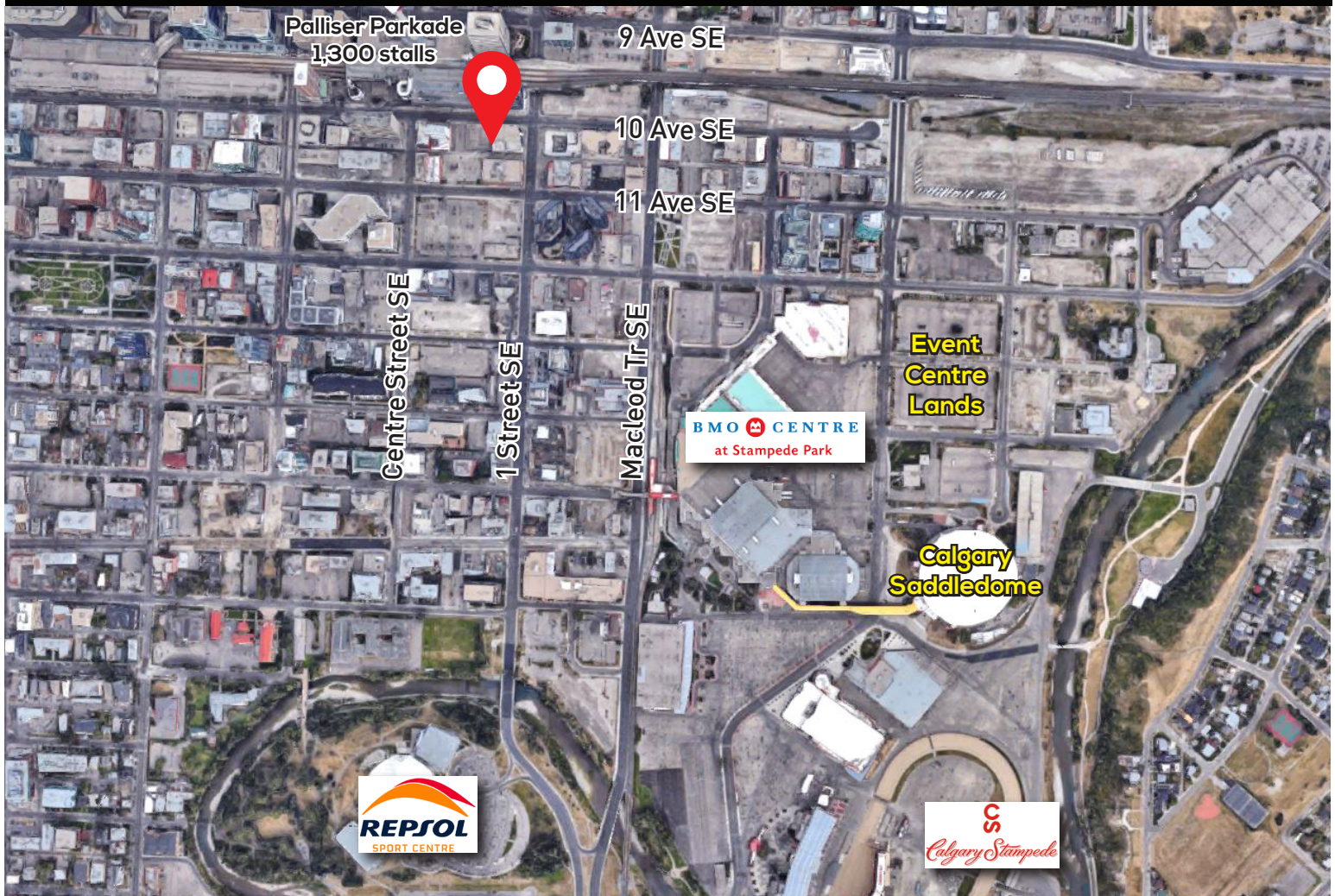
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