



RENT STARTING AT \$4.00 PSF

FOR LEASE  
**3700 - 78 AVENUE SE**  
CALGARY, AB



# 3700 - 78 AVENUE SE

## CALGARY, AB

### Property Details

District:	Foothills
Zoning:	I-G (Industrial General)
Parking:	Ample - at no cost
Year Built:	1980
Building Class:	B
Available:	Immediately

### Comments

- Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trail
- Close proximity to retail amenities



### Lease Particulars

#### Main Floor

Suite 6:	2,527 SF
Asking Rate:	<b>\$7.00 PSF with escalations</b>
Op. Costs:	\$7.60 PSF (2025 est.)

#### Second Floor

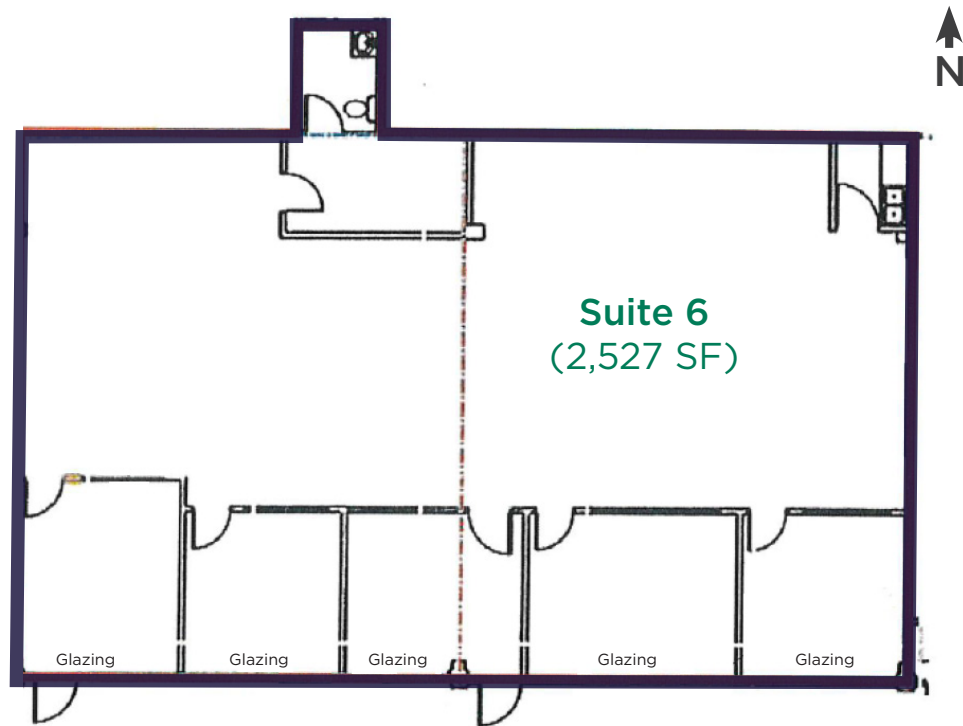
Suite 210:	581 SF
Suite 225:	957 SF
Suite 237:	1,202 SF
Suite 260:	2,902 SF
Asking Rate:	<b>\$4.00 PSF with escalations</b>
Op. Costs:	\$10.18 PSF (2025 est.) (excludes in-suite janitorial and waste removal)



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### Main Floor Plan



\*Not to scale, not exactly as shown.

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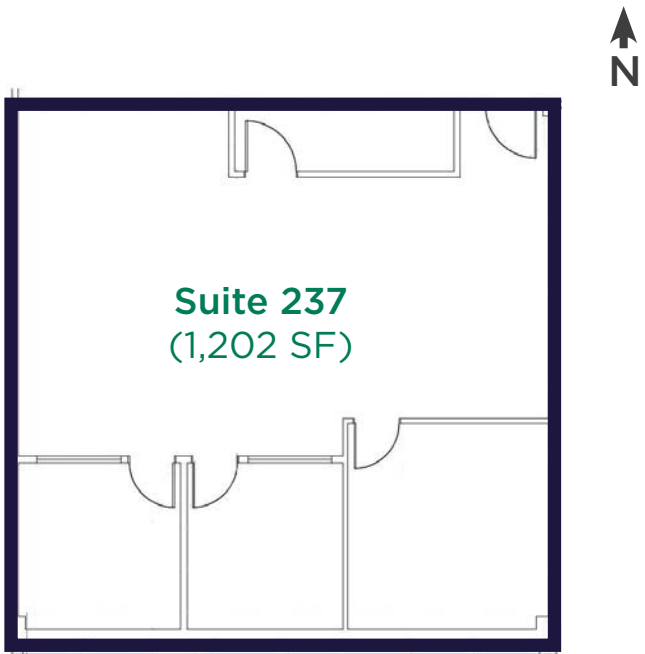
**Second Floor Plan**



\*Not to scale, not exactly as shown.

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**Second Floor Plan**

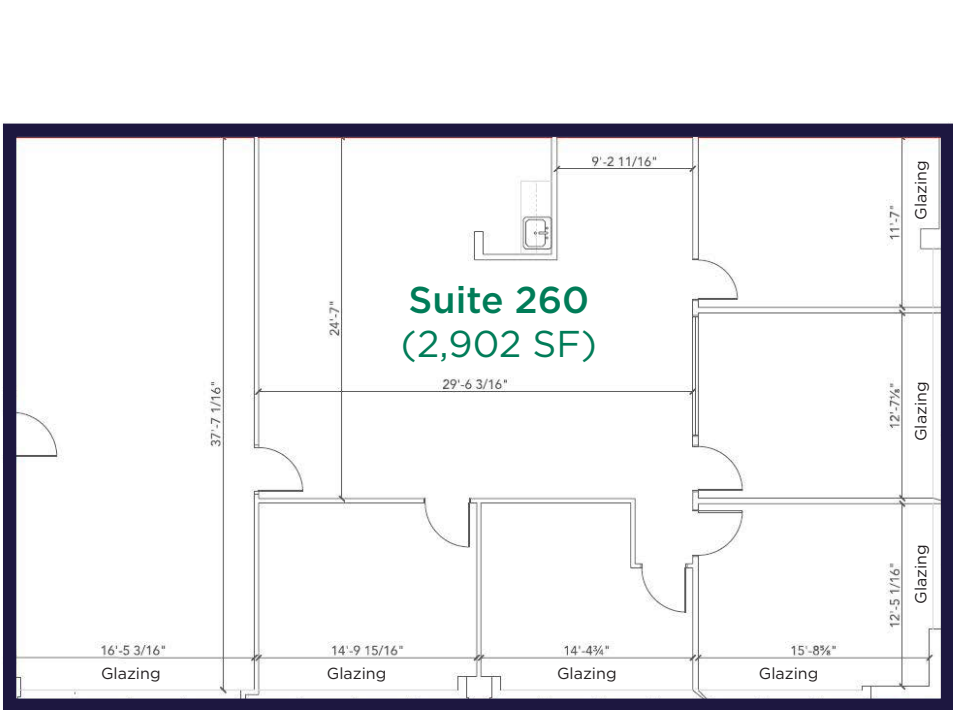


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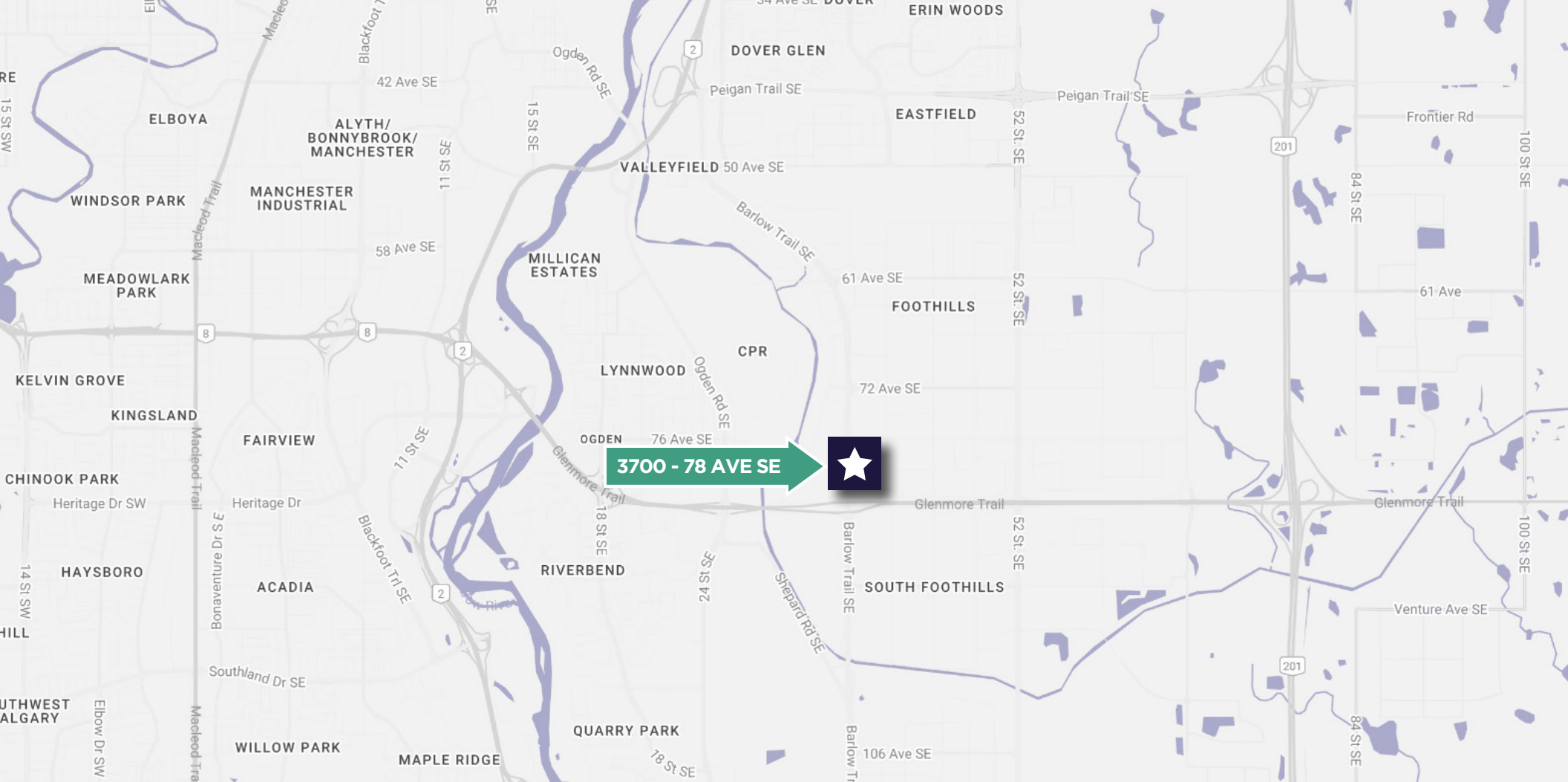


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**Second Floor Plan**



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## FOR MORE INFORMATION, CONTACT

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