## CUSHMAN & WAKEFIELD

FOR SUBLEASE 7100 — 112<sup>th</sup> Avenue SE Calgary, AB



### MULTIPLE DEMISING OPTIONS FROM AS SMALL AS 2,100 SF

#### **Property Facts**

District	Dufferin Industrial
Available Office Area	± 4,200 sf (2 <sup>nd</sup> floor) ± 4,200 sf (3 <sup>rd</sup> floor) ± 8,400 sf (total)
Zoning	I-G (Industrial General)
Year Built	2007
Sublease Rate	\$12.00 psf (gross) NOW \$10.00 psf (gross)
Available	Immediate
Sublease Term	Flexible term lengths

#### Comments

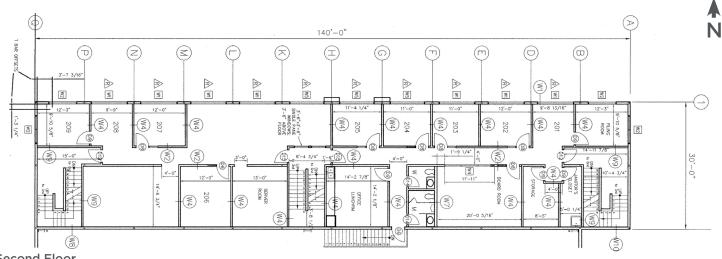
- Ample free parking
- Excellent natural light and exposure
- High quality office buildout on the 2<sup>nd</sup> floor
- 3<sup>rd</sup> floor is unimproved and could be used for storage or training
- Good access onto Stoney, Barlow and Deerfoot Trail
- Utilities included in gross rent
- Independent access and egress can be provided

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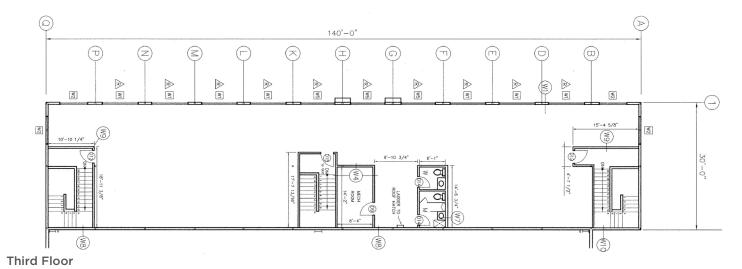
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#### **Floor Plan**





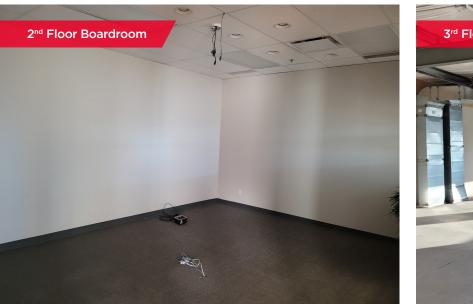






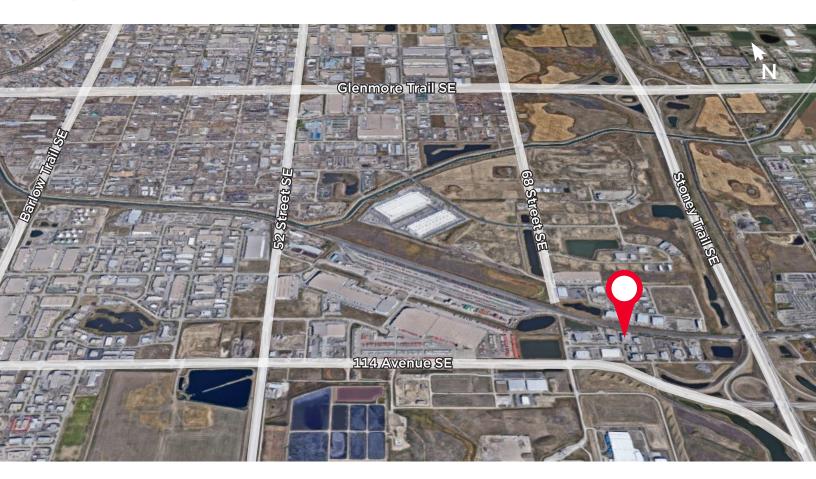
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