



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

7100 — 112th Avenue SE
Calgary, AB

RATE REDUCED



MULTIPLE DEMISING OPTIONS FROM AS SMALL AS 2,100 SF

Property Facts

District	Dufferin Industrial
Available Office Area	± 4,200 sf (2 nd floor) ± 4,200 sf (3 rd 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 2nd floor
- 3rd 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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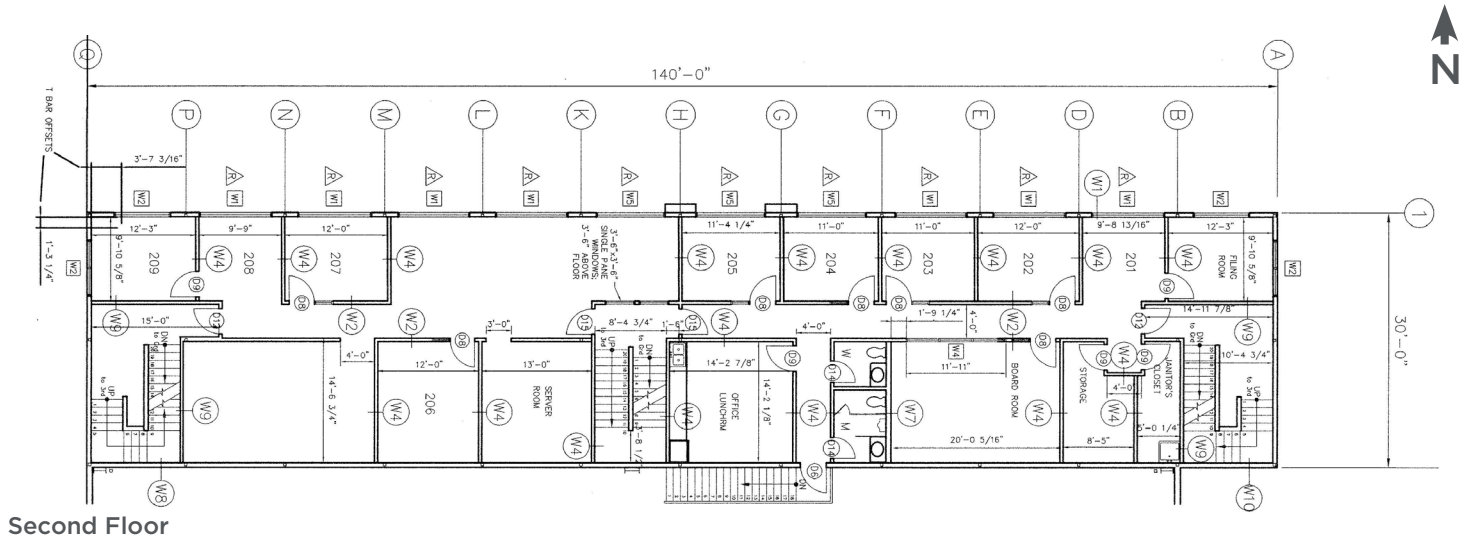
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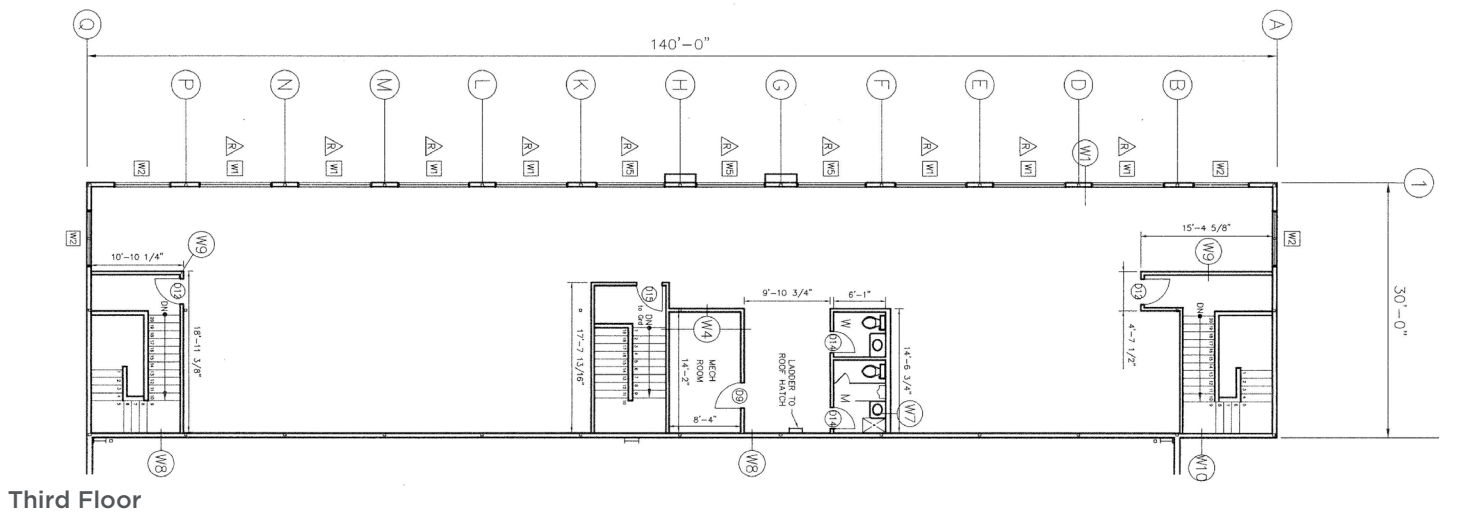
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Floor Plan



Second Floor



Third Floor

2nd Floor Office



2nd Floor Kitchen



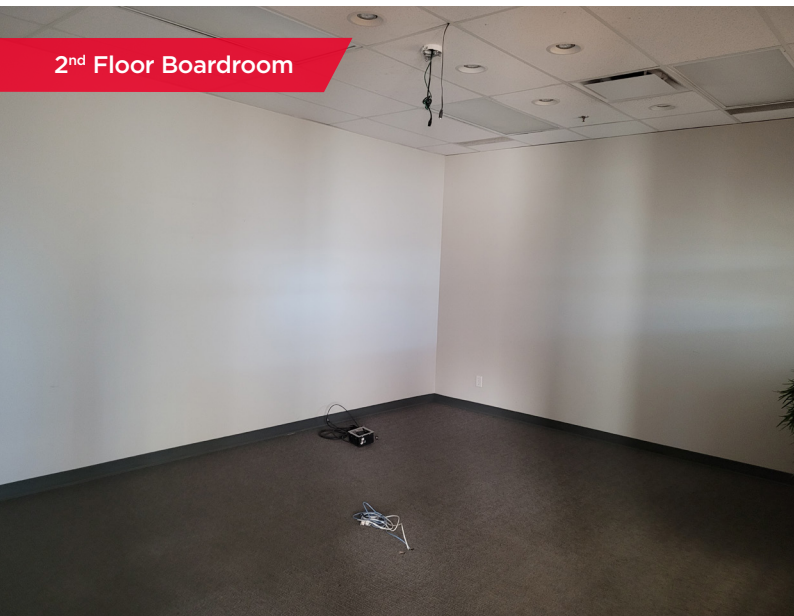


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7100 — 112th Avenue SE

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2nd Floor Boardroom



3rd Floor



Map

