

**RATE REDUCED**

**CITY WIDE**  
Dental Networks



**FOR LEASE | 2,990 SF OFFICE/WAREHOUSE**

**BAY 4**

**3700 - 78 AVENUE SE**

**CALGARY, AB**



**CUSHMAN &  
WAKEFIELD**

# 3700 - 78 AVENUE SE

## CALGARY, AB

### Property Details

**District:** Foothills  
**Zoning:** I-G (Industrial General)  
**Parking:** Ample - at no cost

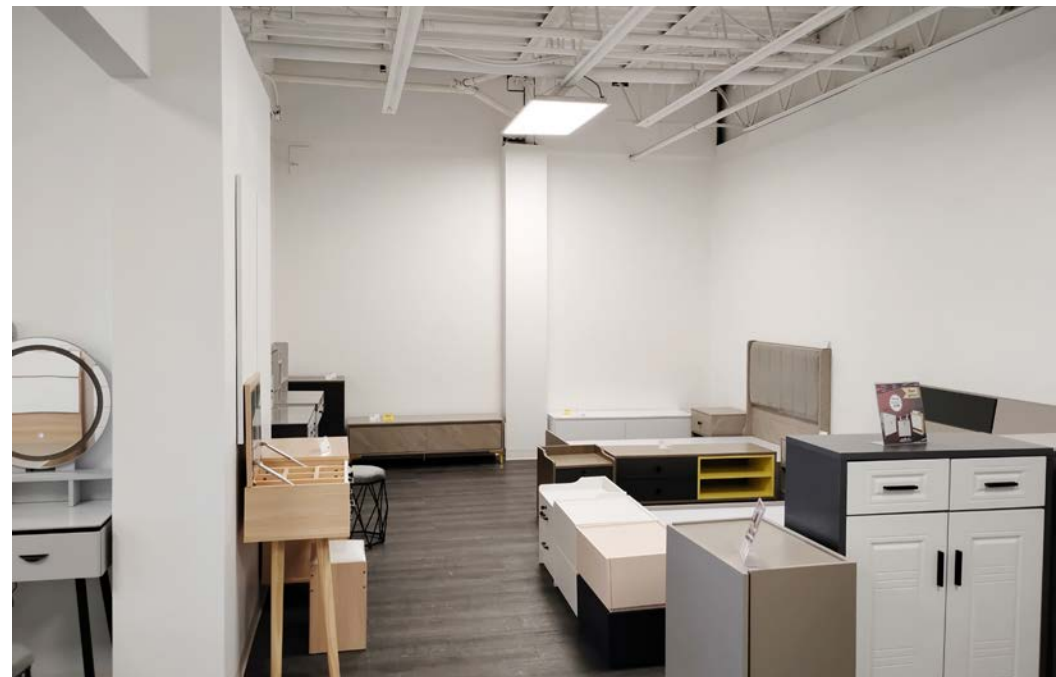
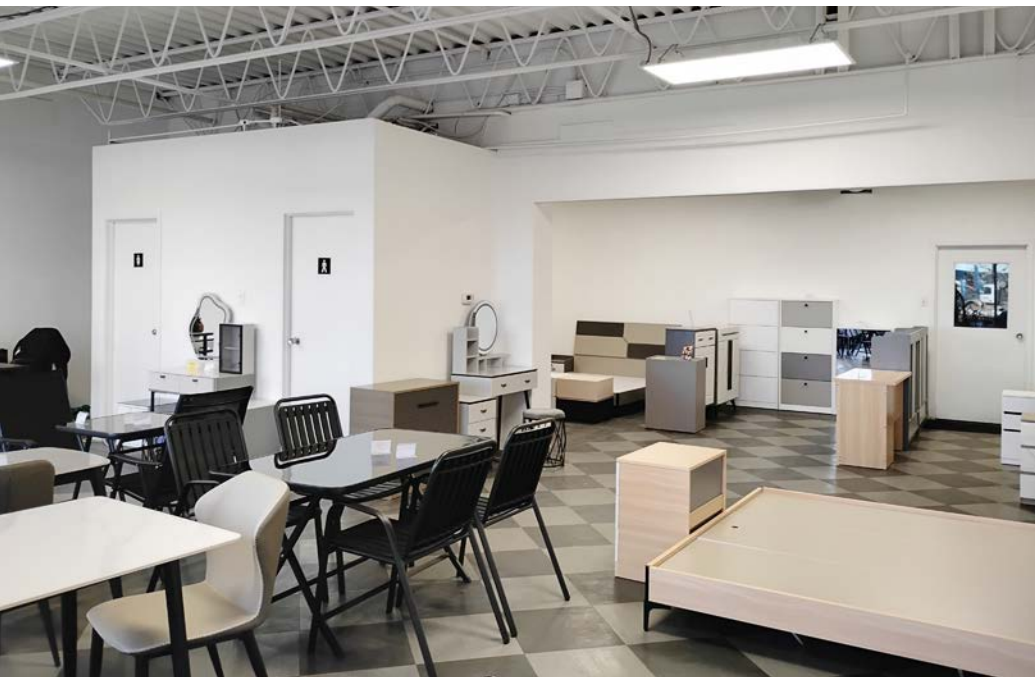
### Comments

- Exhaust venting in warehouse
- Ample free parking
- Sink in warehouse
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- Close proximity to retail amenities

### Lease Particulars

#### Main Floor - Bay 4

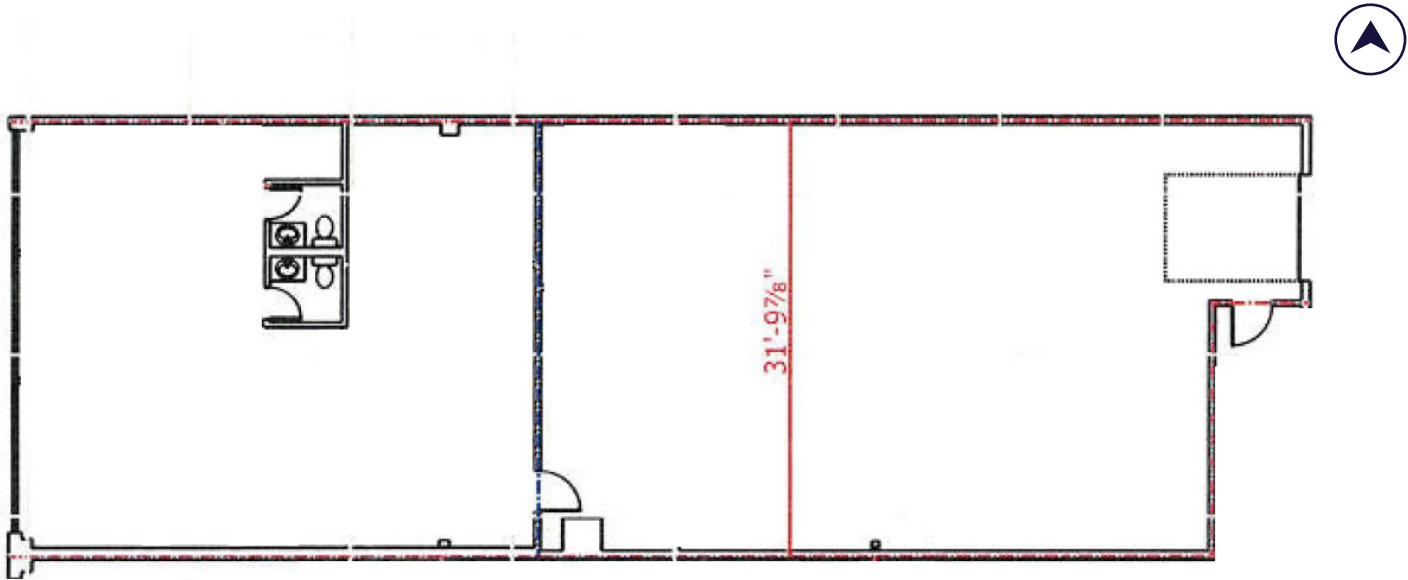
**Available Area:** ± 2,990 sf  
**Office Area:** ± 1,274 sf  
**Warehouse Area:** ± 1,716 sf  
**Loading:** 1 (9' x 10') dock door  
**Power:** 225A, 240V (TBV)  
**Asking Rate:** ~~\$12.00 psf~~  
**NOW \$11.00 psf with escalations**  
**Op. Costs:** \$7.60 psf (2025 est.)  
**Available** Immediately





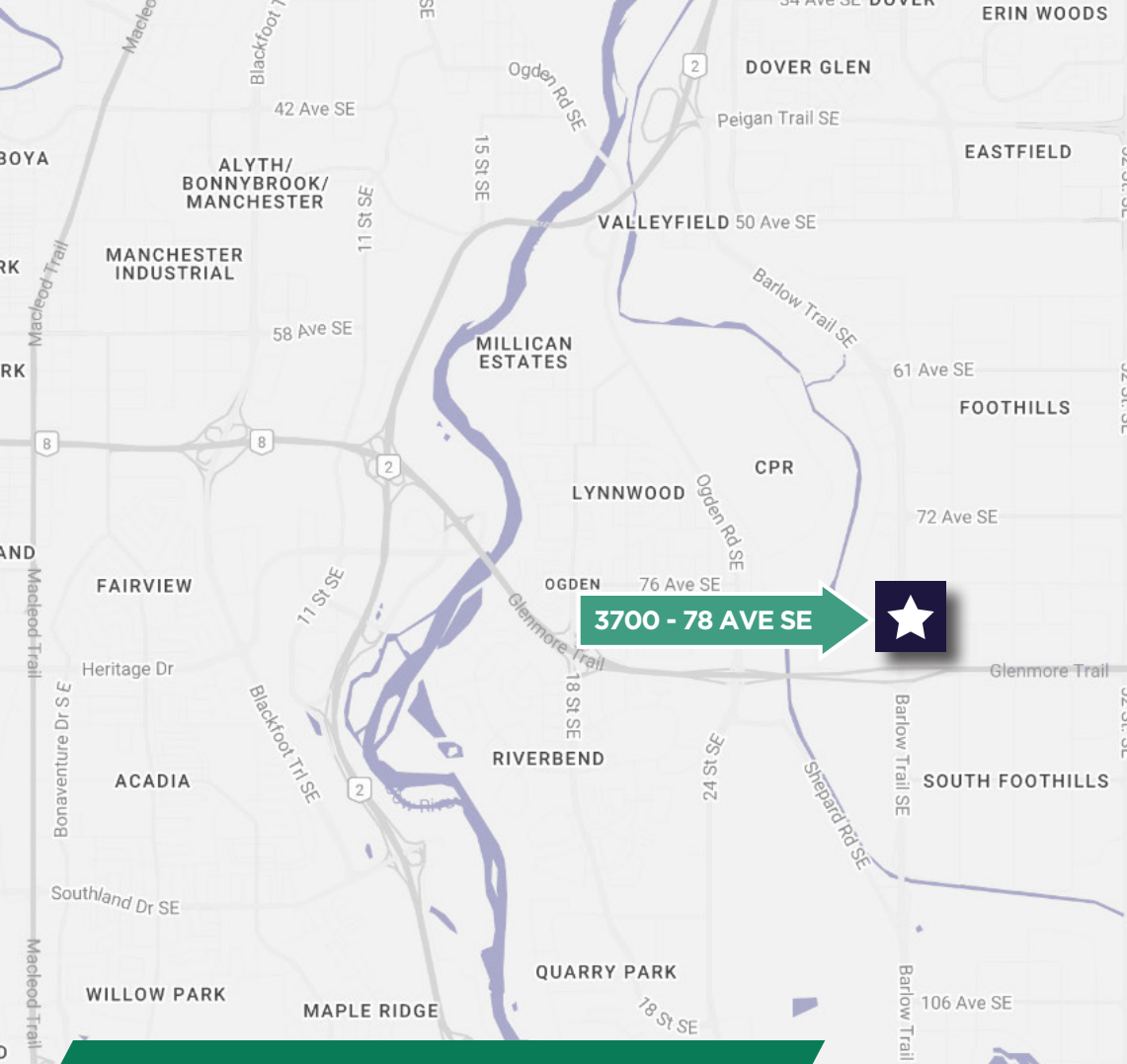
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Floor Plan - Bay 4



\*Not to scale, not exactly as shown.





## FOR MORE INFORMATION, CONTACT

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