



RENT STARTING AT \$4.00 PSF

FOR LEASE
3700 - 78 AVENUE SE
CALGARY, AB



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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



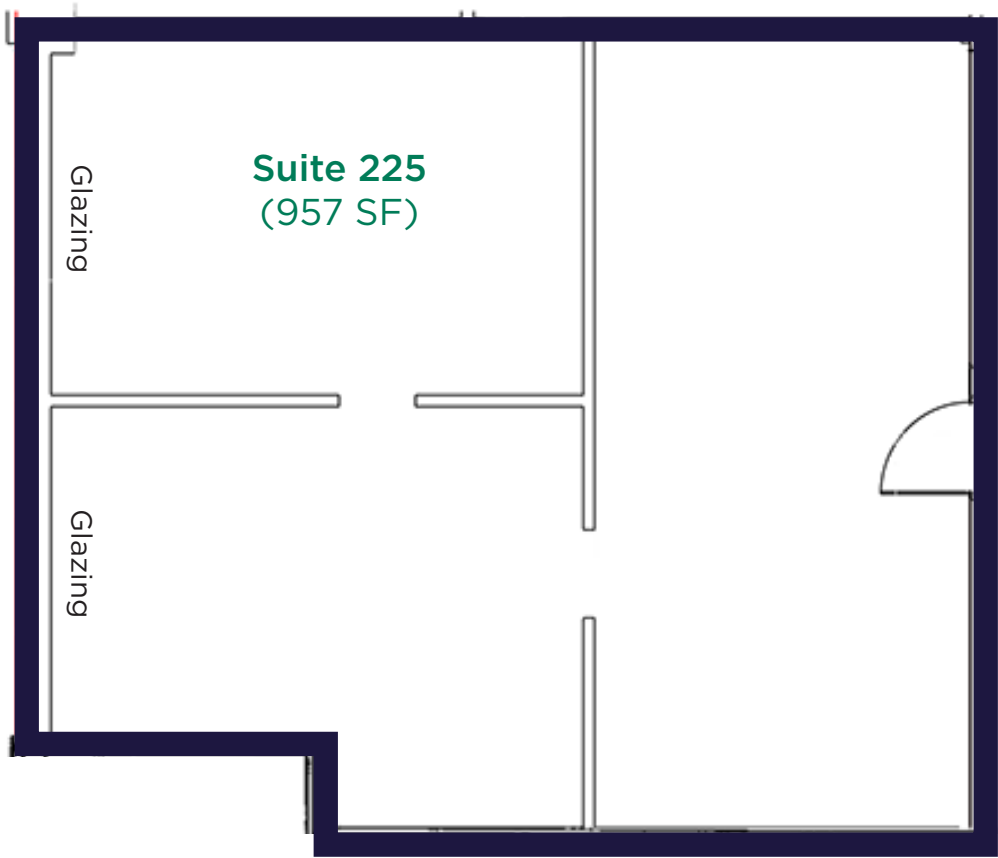
Lease Particulars

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



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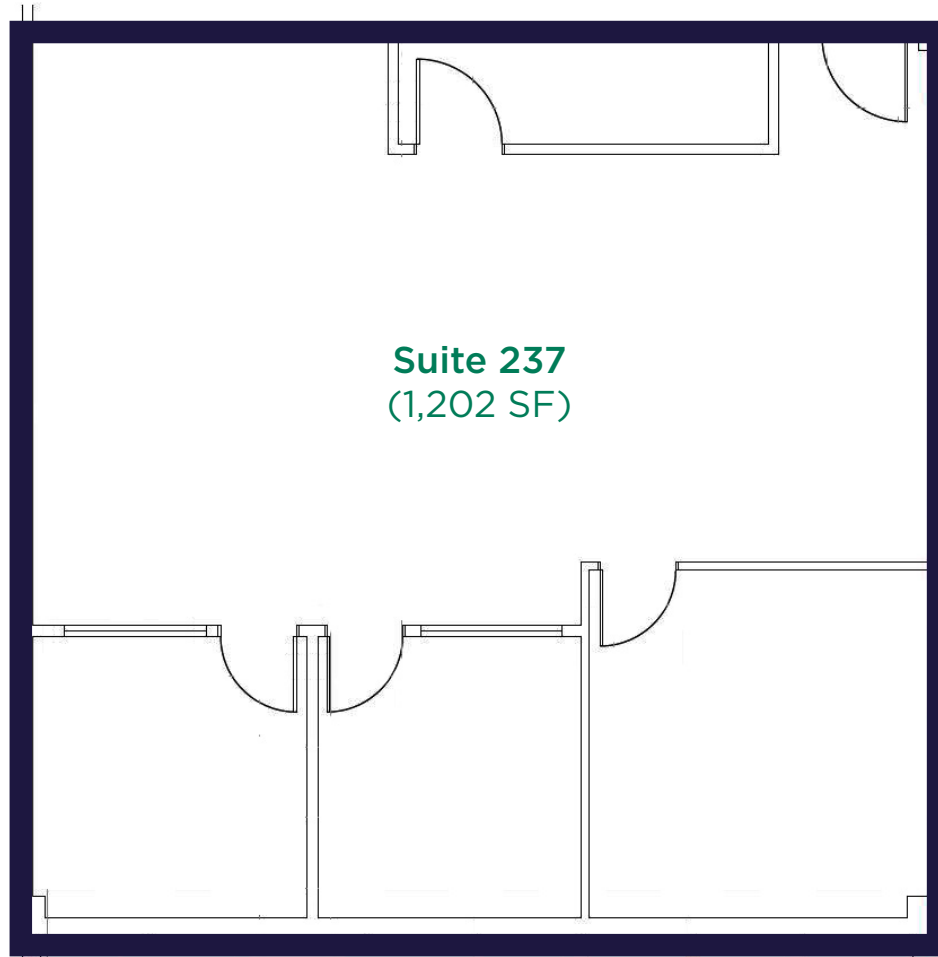
Second Floor Plan



*Not to scale, not exactly as shown.

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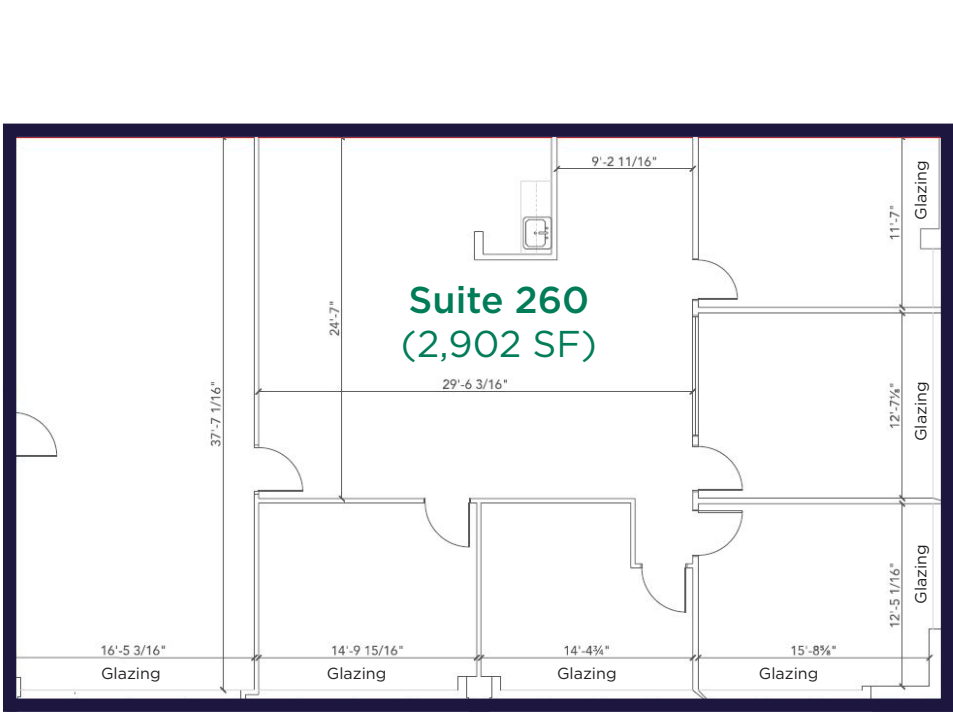
Second Floor Plan



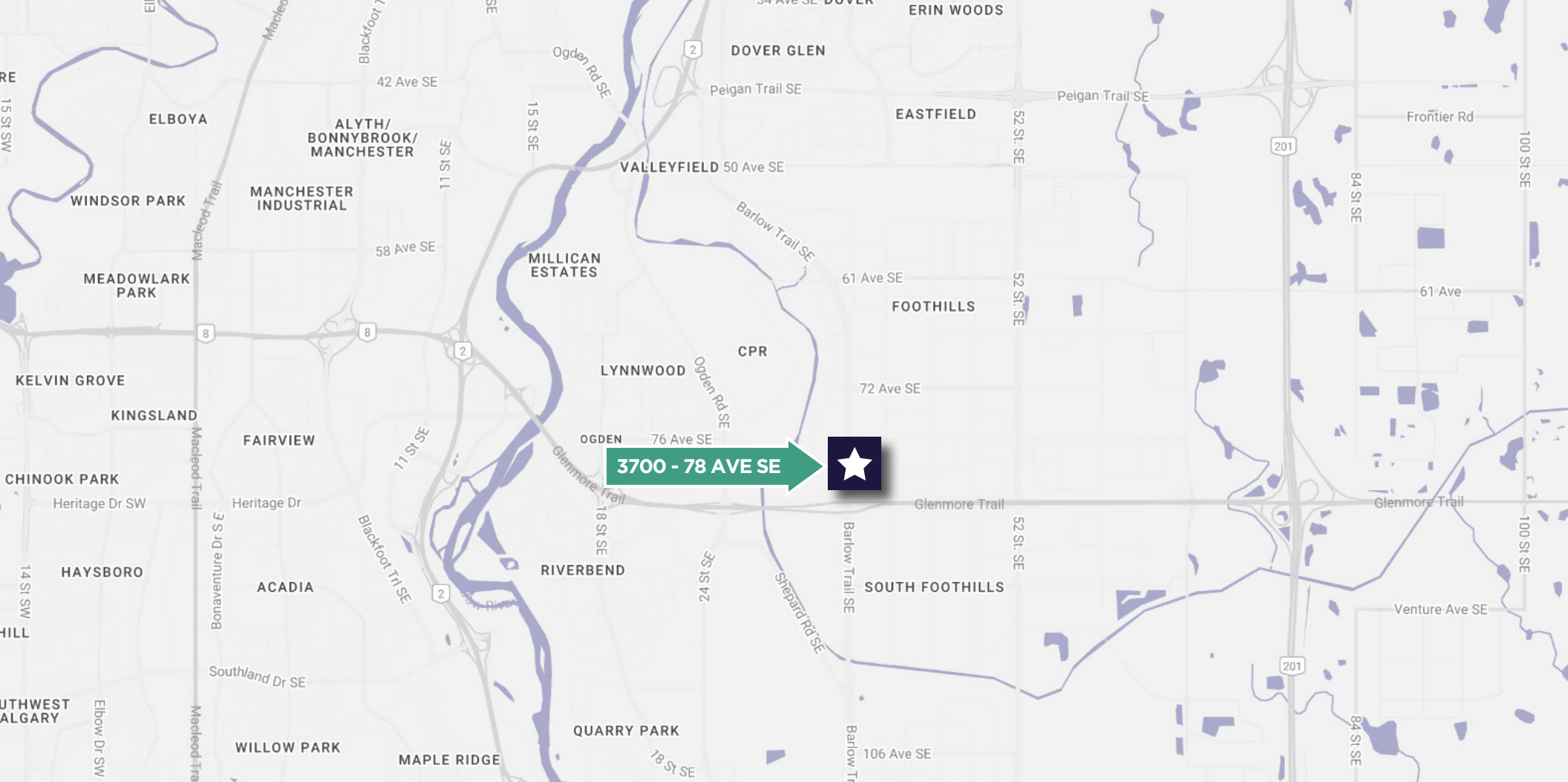
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Second Floor Plan



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FOR MORE INFORMATION, CONTACT

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