



RENT STARTING AT \$4.00 PSF

FOR LEASE

**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
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

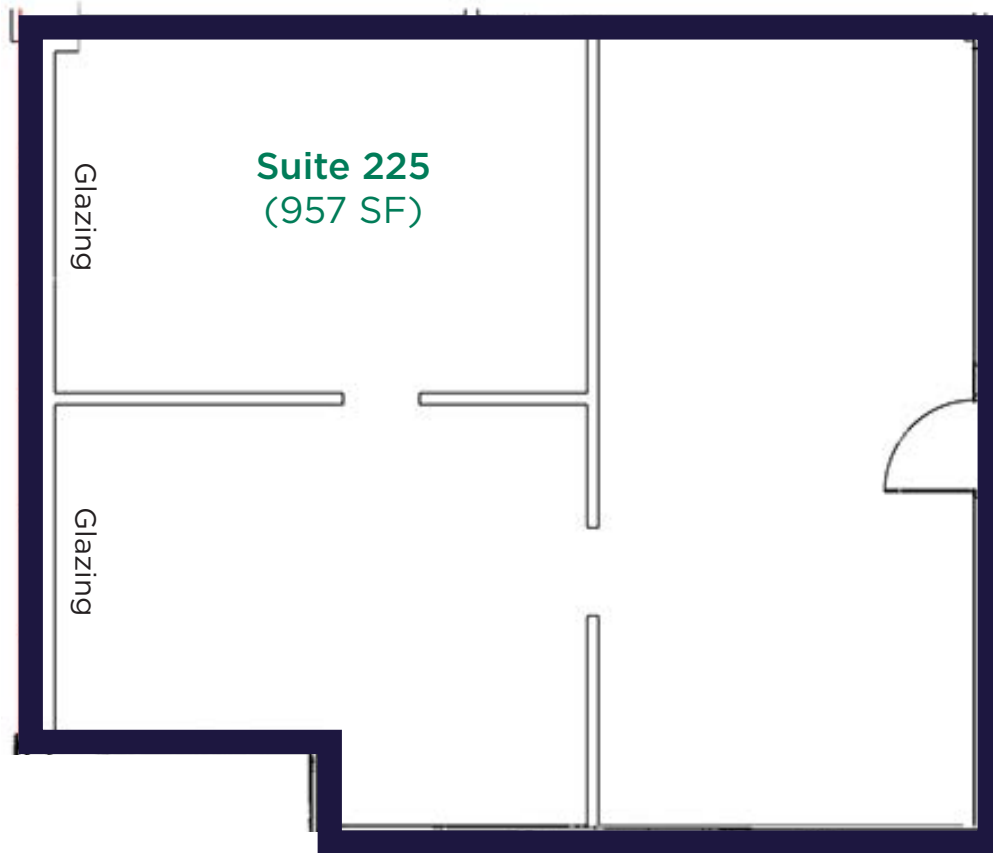
### Lease Particulars

Suite 225:	957 SF
Suite 237:	1,202 SF
Suite 260:	2,902 SF
Asking Rate:	<b>\$4.00 PSF with escalations</b>
Op. Costs:	\$10.77 PSF (2026 est.) (excludes in-suite janitorial and waste removal)



**3700 - 78 AVENUE SE**  
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**Second Floor Plan**



Suite 225

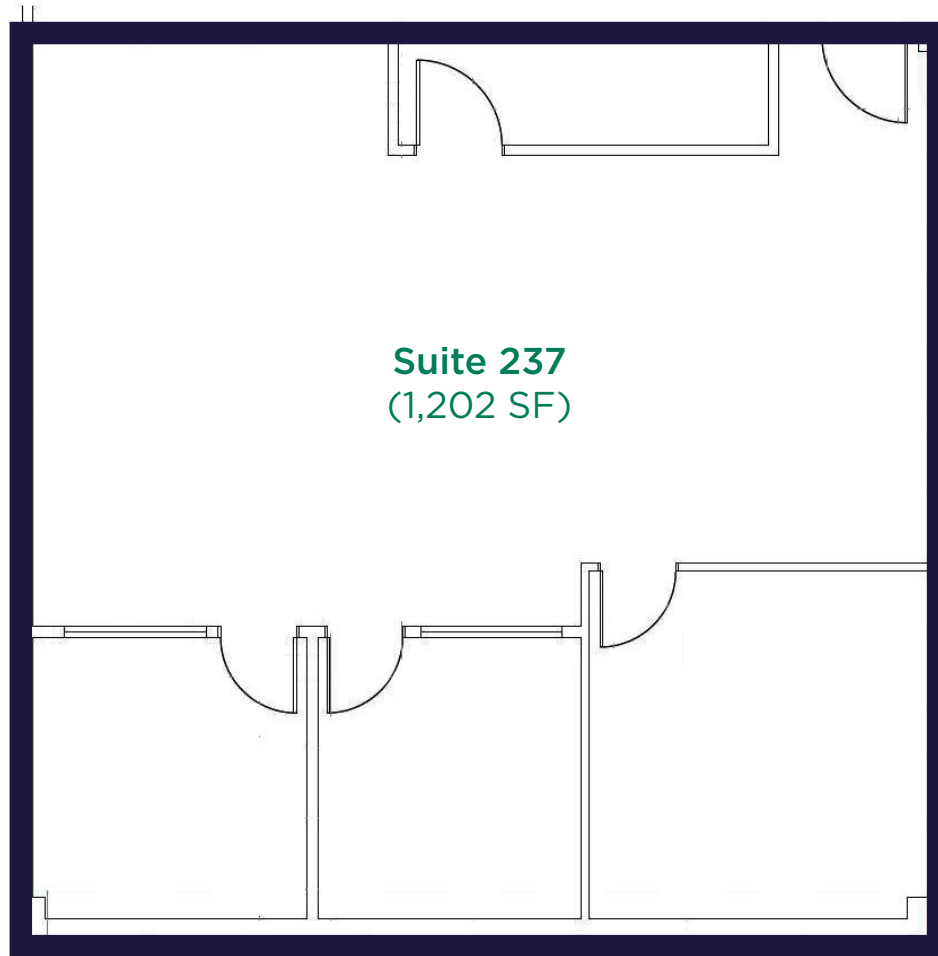


Suite 225

\*Not to scale, not exactly as shown.

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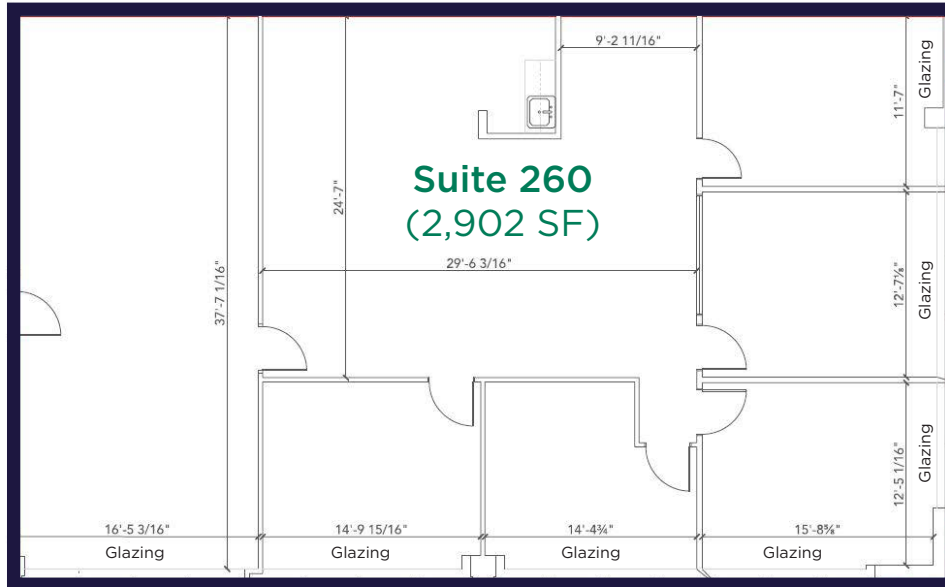
**Second Floor Plan**



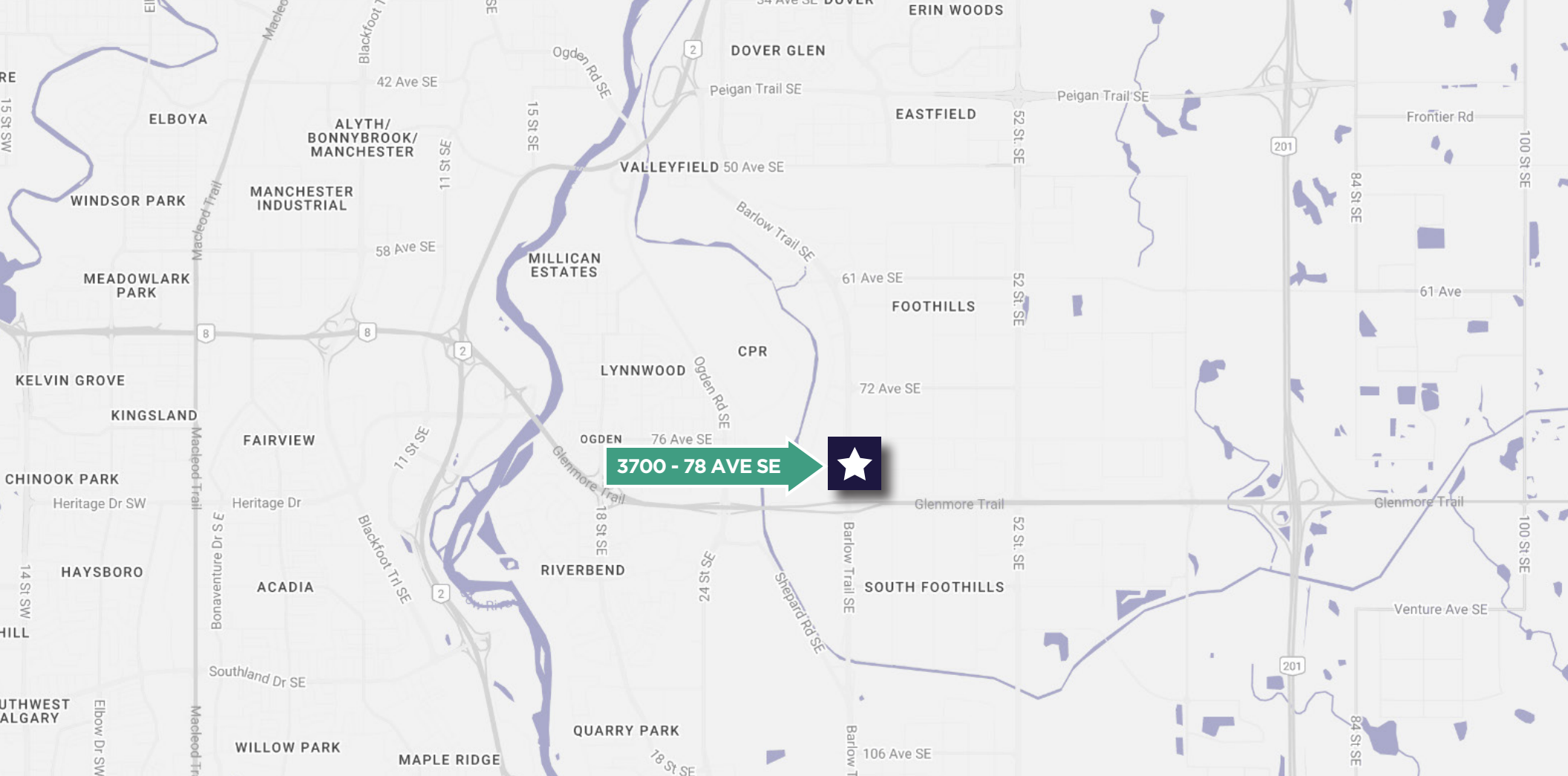
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# 3700 - 78 AVENUE SE CALGARY, AB

## Second Floor Plan



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**FOR MORE INFORMATION, CONTACT**

**SEAN FERGUSON**  
Associate Vice President  
Industrial Sales & Leasing  
+1 403 615 1893  
sean.ferguson@cushwake.com

**ALAN FARLEY**  
Associate Vice President  
Industrial Sales & Leasing  
+1 403 797 5024  
alan.farley@cushwake.com

**Cushman & Wakefield ULC**  
Bow Valley Square IV  
250 - 6th Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
cushmanwakefield.com

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