

FOR SUBLEASE

BELOW MARKET SUBLEASE RATES

2730 39 AVENUE NE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

- 15,178 SF (Unit 106 - 5,013 SF Office) available
- Potential for any prospective subtenant to demolish a portion of the office area if required
- Large marshalling and loading area
- Sump system located in Unit #106
- Situated within the established Horizon industrial area, providing convenient access to Calgary's major transportation corridors
- Multiple Calgary Transit routes serve the surrounding area, with Whitehorn CTrain Station nearby providing convenient access to Calgary's Blue Line and downtown



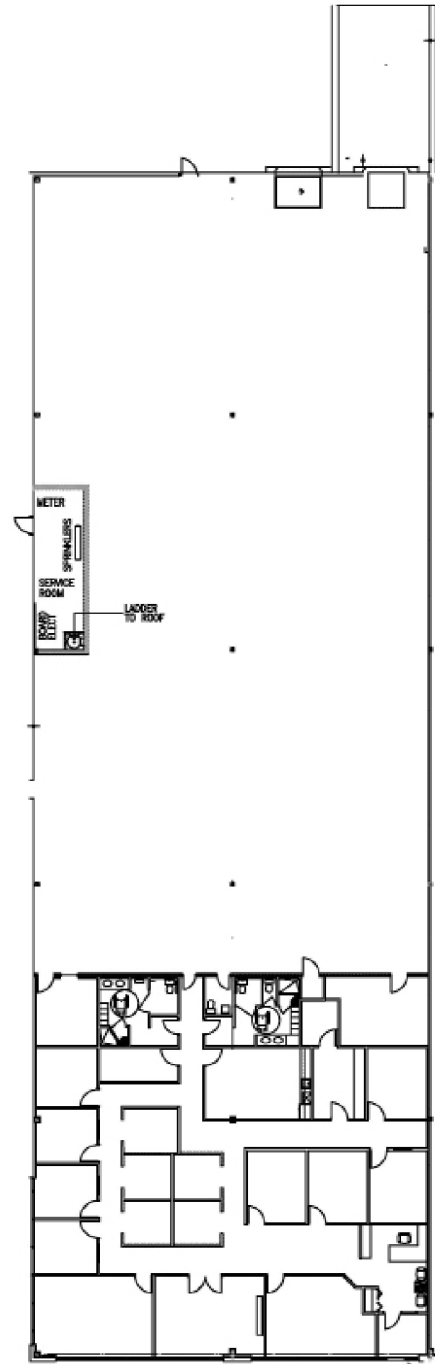
PROPERTY FEATURES

AVAILABLE AREA	15,178 SF (Unit 106 - ±5,013 SF Office)
SUBLEASE RATE	Below Market
ADDITIONAL RENT	\$7.50 PSF per annum (estimated 2026)
SUBLEASE EXPIRY	May 31, 2033
CLEAR HEIGHT	25' 6"
HEATING	Warehouse - Overhead radiant heaters Office - RTU (HVAC)
LOADING	One (1) dock door - 9'x11' with manual leveler, One (1) roll up drive in door 12' x 14' with opener, ramp drive-in
PARKING	Common stalls for the building
SPRINKLERS	ESFR system (TBV)
FLOOR STRUCTURE	6" concentrated load capacity of 7500 lbs
POWER	600 AMP, 600 VOLT 3 Phase (TBV)
LIGHTING	T5 Motion Sensored
ZONING	IG General Industrial
YEAR BUILT	2000
AVAILABLE	Immediately

FLOOR PLAN

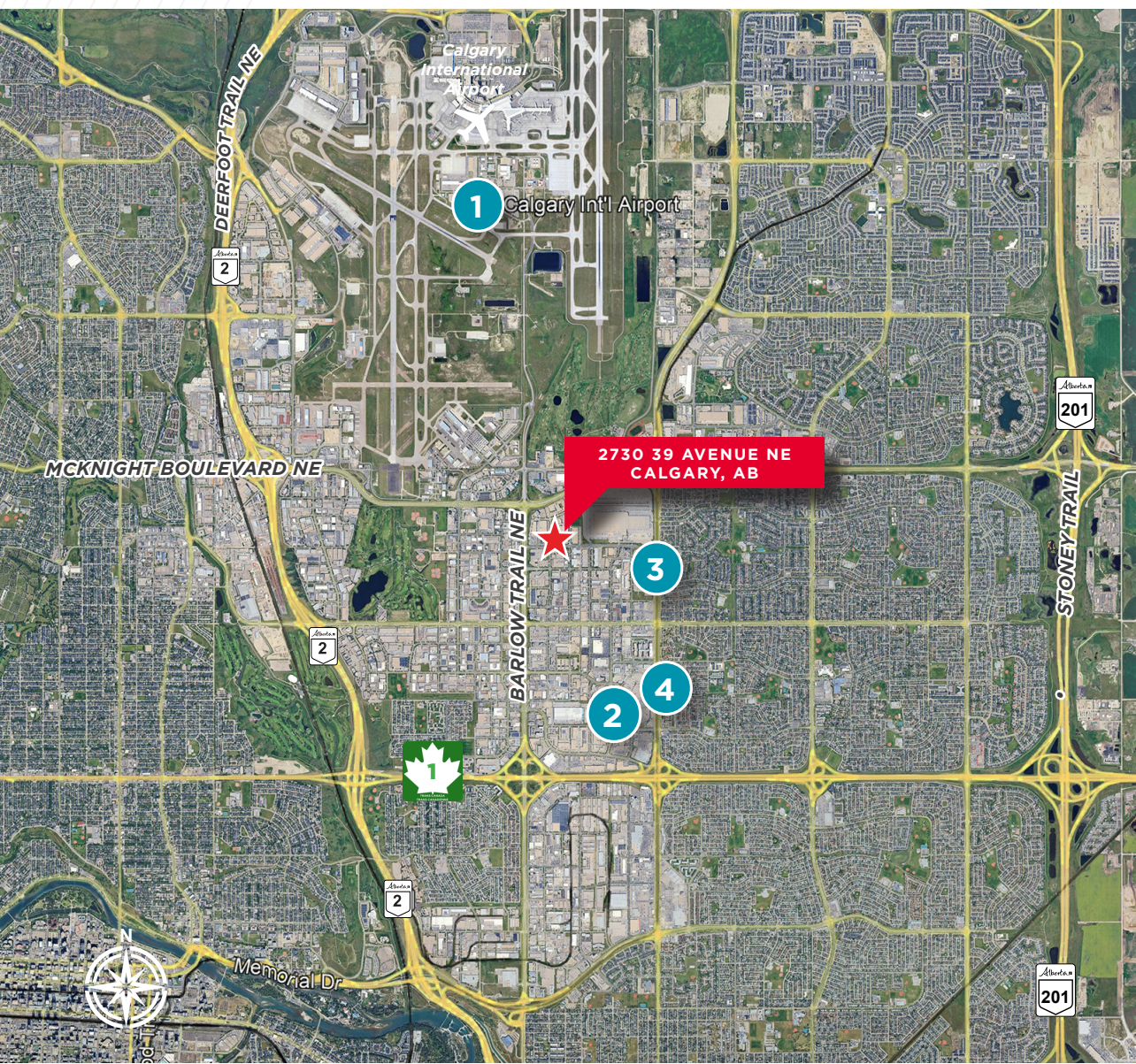
15,178 SF

UNIT 106 - ±5,013 SF (OFFICE)



LOCATION MAP

2730 39 AVENUE NE, CALGARY, AB



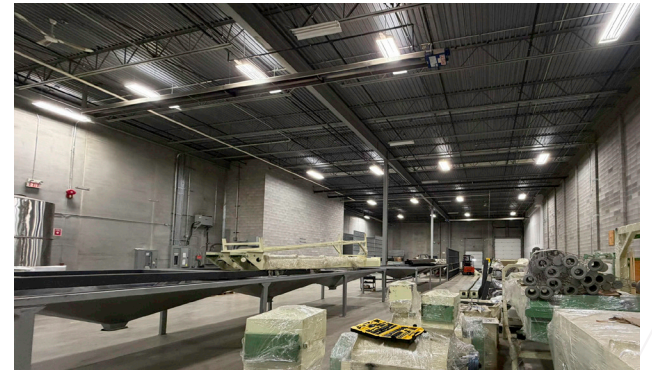
DRIVE TIMES/KM

To/From 2730, 39 Avenue NE, Calgary

1	Calgary International Airport	11 MINS
2	Sunridge Shopping Centre	5 MINS
3	Whitehorn CTrain Station	2 MINS
4	Rundle CTrain Station	7 MINS
	SITE	

PHOTOS

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FOR MORE INFORMATION, CONTACT:

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