

± 2,600 SF TO 6,204 SF SECOND FLOOR OFFICE

// WALKING DISTANCE TO CHINOOK MALL & LRT STATION

FOR LEASE

6001 1A Street SW, Suite 200, Calgary, AB



Click here to enter
VIRTUAL TOUR

Lead Broker

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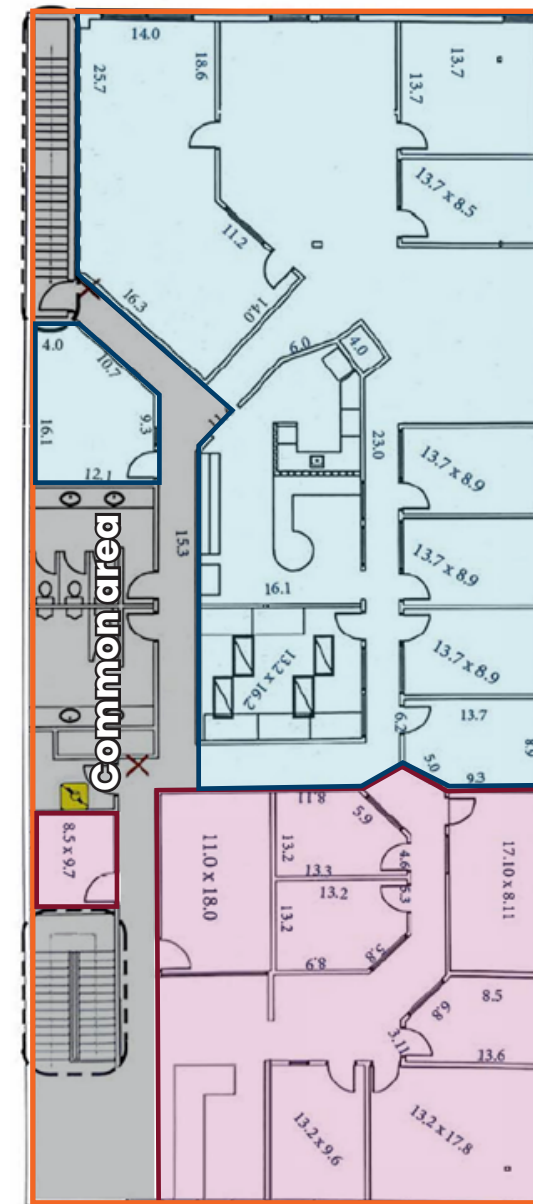
PROPERTY HIGHLIGHTS // 6001 1A Street SW, Suite 200

PROPERTY OVERVIEW

• ZONING:	I-C (Industrial Commercial)		
• DISTRICT:	Manchester Industrial		
• SUITES AVAILABLE	Option A	± 3,604 SF	
	Option B	± 2,600 SF	
	Entire Second Floor:	6,204 SF	
• PARKING:	11 parking stalls *Entire second floor suite		
• LEASE RATE:	Market		
• OPERATING COSTS (EST. 2024):	\$12.06 PSF		
	*Utilities included		
• AVAILABILITY:	Immediate		

PROPERTY HIGHLIGHTS

- Multiple demising configurations from ± 2,600 SF to the entire second floor 6,204 SF
- Walking distance to Chinook LRT Station and Chinook Mall
- Office layout consists of reception, 15 private offices, boardroom, bull pen areas, lunchroom/kitchenette, and men's and women's washrooms (Entire second floor)
- Common washrooms will be arranged if suite is demised
- Prominent signage onto 1A Street SW
- Bus transportation on 1A Street and Chinook LRT Station
- 10 minutes to downtown Calgary
- Array of amenities throughout the 61 Avenue SE and Macleod Trail



ENTIRE SECOND FLOOR
(±6,204 SF)

OPTION A
(± 3,604 SF)

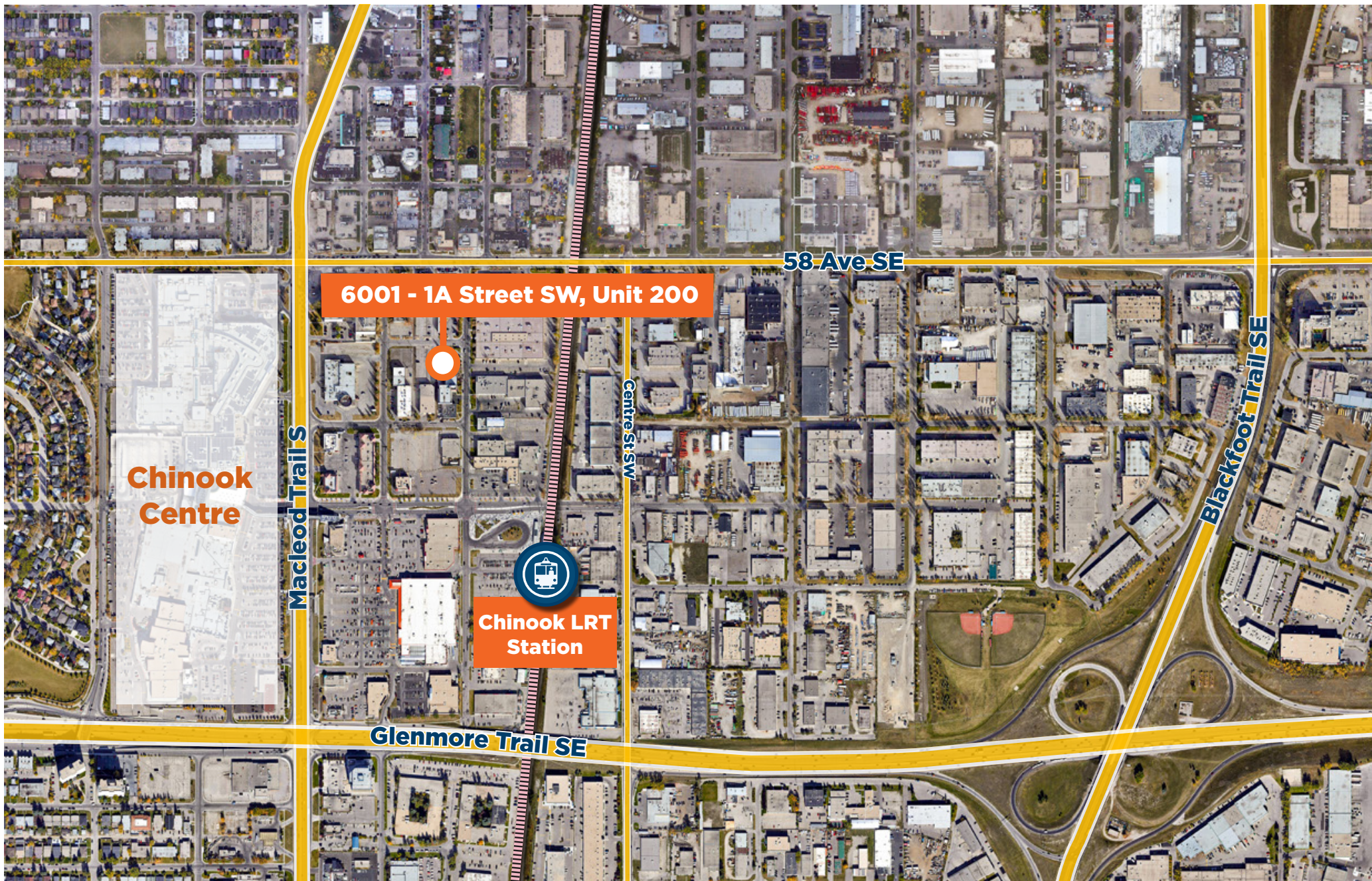
OPTION B
(±2,600 SF)



PROPERTY PICTURES // 6001 1A Street SW



PROPERTY LOCATION // 6001 1A Street SW





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