



**CUSHMAN &
WAKEFIELD**

FOR LEASE

3700 - 78th Avenue SE
Calgary, AB

581 SF up to 2,420 SF
Second Floor Office Space



Property Facts

District	Foothills
Zoning	I-G (Industrial General)
Parking	Ample - At no cost
Year Built	1980
Building Class	B

Comments

- Ample free parking
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- Close proximity to retail amenities

Lease Particulars - Second Floor

Suite 200	2,312 sf	
Suite 210	581 sf	
Suite 225	957 sf] Up to 2,420 sf joined
Suite 230	1,463 sf	
Suite 245	772 sf	
Asking Rate	\$7.00/sf	
Op. Costs - 2nd Floor	\$9.17/sf (2023 est.) (excludes in-suite janitorial and waste removal)	
Available	Immediately	

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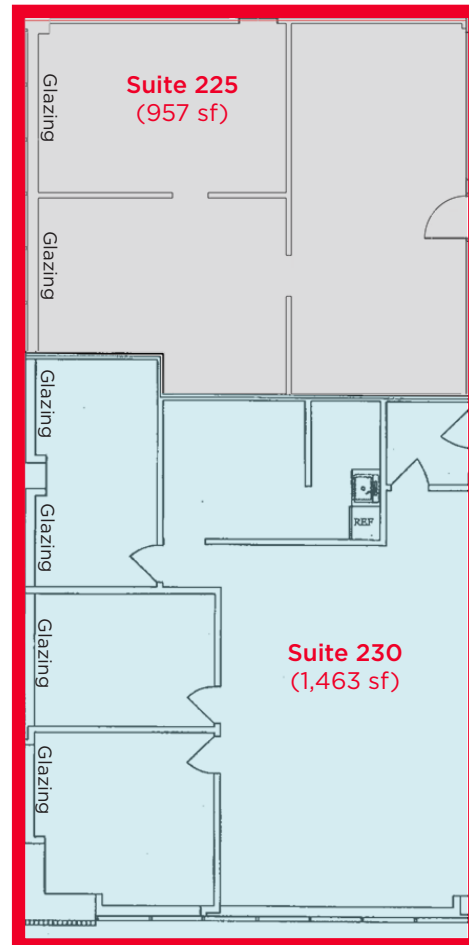
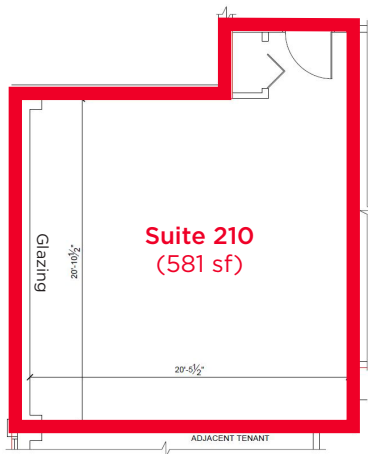
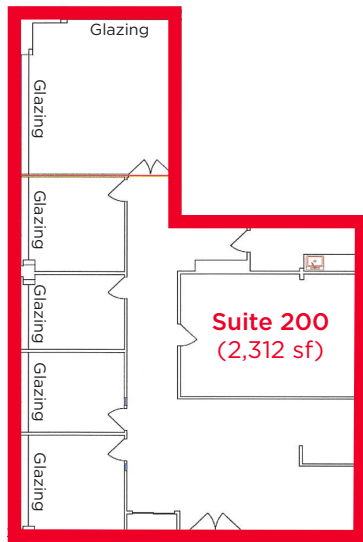
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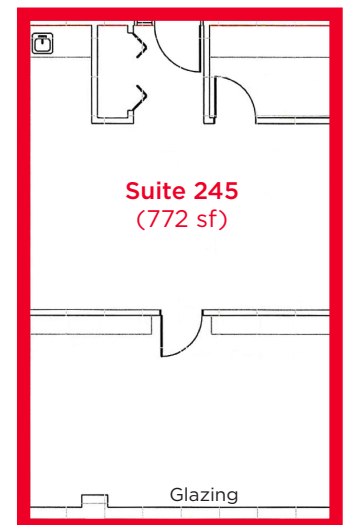
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Floor Plan



Suite 225 & 230
(2,420 sf)



* Not to scale, not exactly as shown.

Suite 200



Suite 210





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Suite 225



Suite 230



Suite 230



Suite 245



Map

