## CUSHMAN & WAKEFIELD

FOR LEASE **3700 - 78<sup>th</sup> Avenue SE** Calgary, AB



### **Property Facts**

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

### 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 <b>2,420 sf</b>
Suite 230	1,463 sfjoined
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

#### Sean Ferguson Associate Vice President Industrial Sales & Leasing 403 261 1114 sean.ferguson@cushwake.com

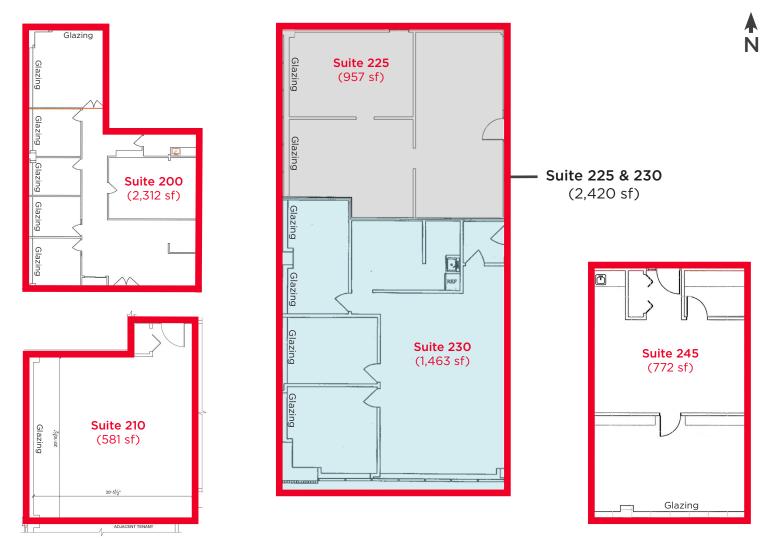
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### **Floor Plan**



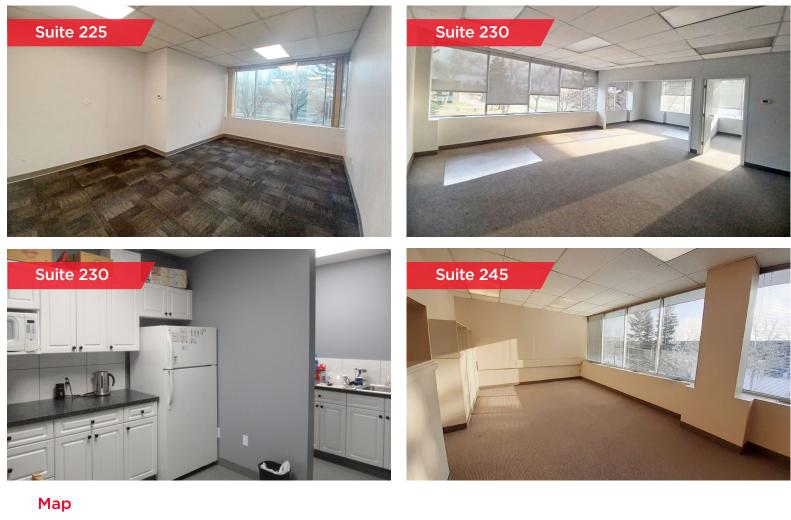
\* Not to scale, not exactly as shown.





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