QUALITY MAIN FLOOR OFFICE SPACE
// 2,706 SF with Ample Parking

FOR LEASE

4712 - 13 Street NE, Unit 113, Calgary, AB

Lead Broker
Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 **www.cdnglobal.com**

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PROPERTY HIGHLIGHTS // 4712 - 13 Street NE, Unit 113

PROPERTY DETAILS

District:	McCall Industrial
Zoning:	I-G (Industrial General)
Square Footage:	2,706 SF
Parking:	Two reserved parking stalls Ample common stalls
Lease Rate:	$13.00 PSF
Operating Costs (Est. 2025):	$6.45 PSF
*Utilities not included	
Availability:	Immediate

PROPERTY OVERVIEW

- Quality main floor office space with ample natural light

- Reception, eight private offices, one boardroom, open/flex areas, storage room, kitchenette area, server room, and two barrier free washrooms

- Sensored LED lighting

- Two reserved parking stalls and ample common parking stalls

- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall

- Bus transportation on 12 Street NE, including bus routes #32 and #69

- Excellent location; close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE

PROPERTY PICTURES // 4712 - 13 Street NE, Unit 113
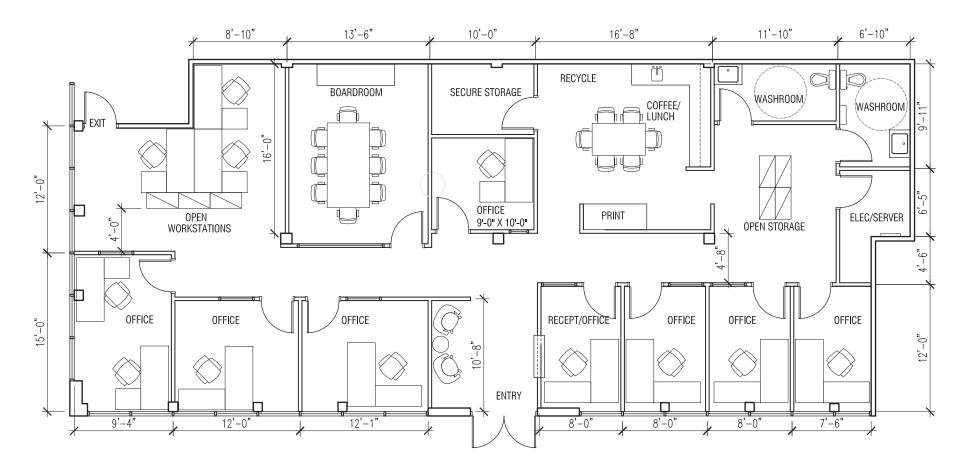
FLOOR PLAN

Floor plan with the following labeled spaces and dimensions:

- EXIT
- OPEN WORKSTATIONS
- BOARDROOM
- SECURE STORAGE
- OFFICE 9'-0" X 10'-0"
- RECYCLE
- COFFEE/LUNCH
- WASHROOM
- WASHROOM
- PRINT
- OPEN STORAGE
- ELEC/SERVER
- OFFICE
- OFFICE
- OFFICE
- ENTRY
- RECEPT/OFFICE
- OFFICE
- OFFICE
- OFFICE

Dimensions shown: 8'-10", 13'-6", 10'-0", 16'-8", 11'-10", 6'-10", 16'-0", 12'-0", 4'-0", 15'-0", 9'-4", 12'-0", 12'-1", 10'-8", 4'-8", 8'-0", 8'-0", 8'-0", 7'-6", 12'-0", 4'-6", 6'-5", 9'-11"

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