



Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

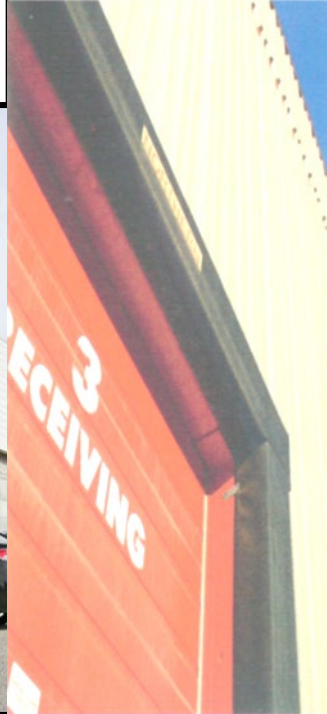
www.smicommercial.com

Contact:

Kimberly Kimball
403-701-0459
Mathieu Dery
403-862-0799

Office Space

1112 – 40th Avenue NE



2,000 to ~~4,830~~ sq.ft.

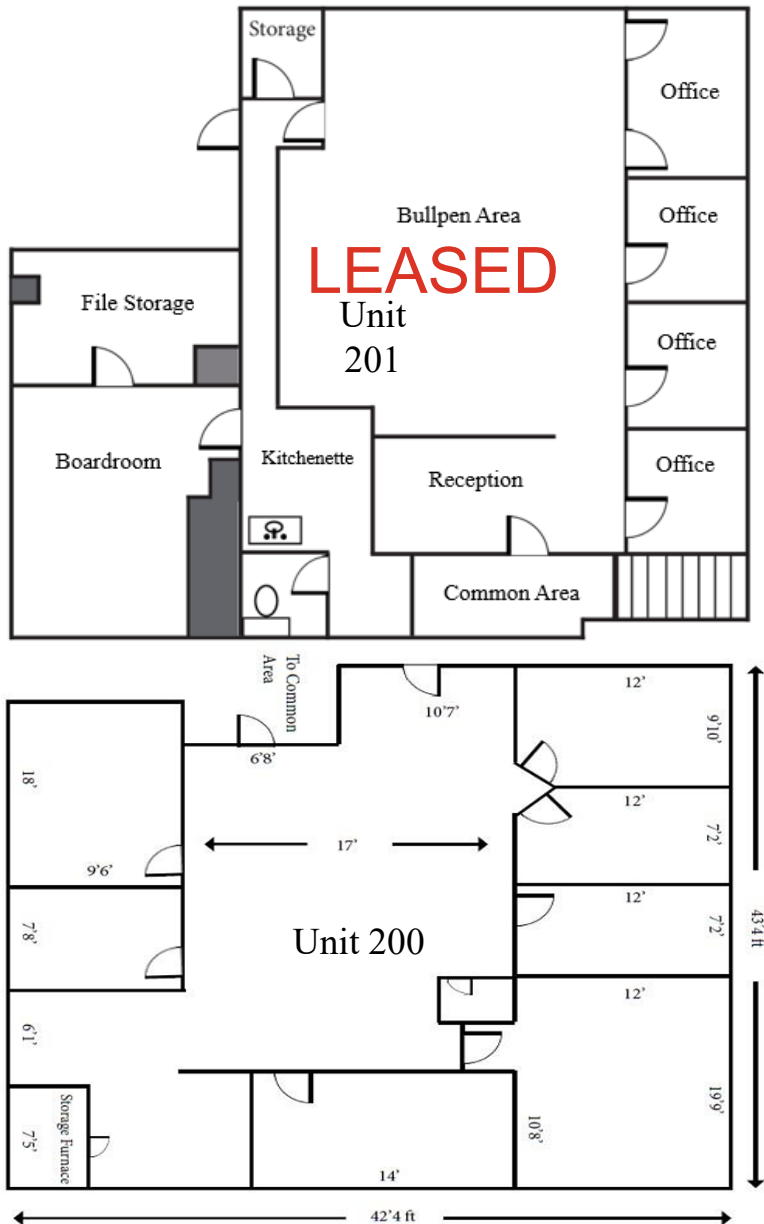
- Air-conditioned offices
- Multiple offices, large private boardroom, file/storage room, kitchen, and private washrooms.
- Large bullpen or training area
- Perimeter offices with plenty of natural light
- ~~Entire 2nd floor available~~
- ~~2~~ 5 Parking stalls at no extra cost plus plenty of street parking
- Great views of Downtown & the mountains.
- Quick access to Deerfoot Trail, McKnight Boulevard and 32 Avenue NE via 12th Avenue.
- Transit route one block away on 12th Street NE

\$8.00

Net Rent: ~~\$10.00~~ /Sf/Annum

Op Costs: **\$8.00 /SF/Annum**
(includes Utilities)

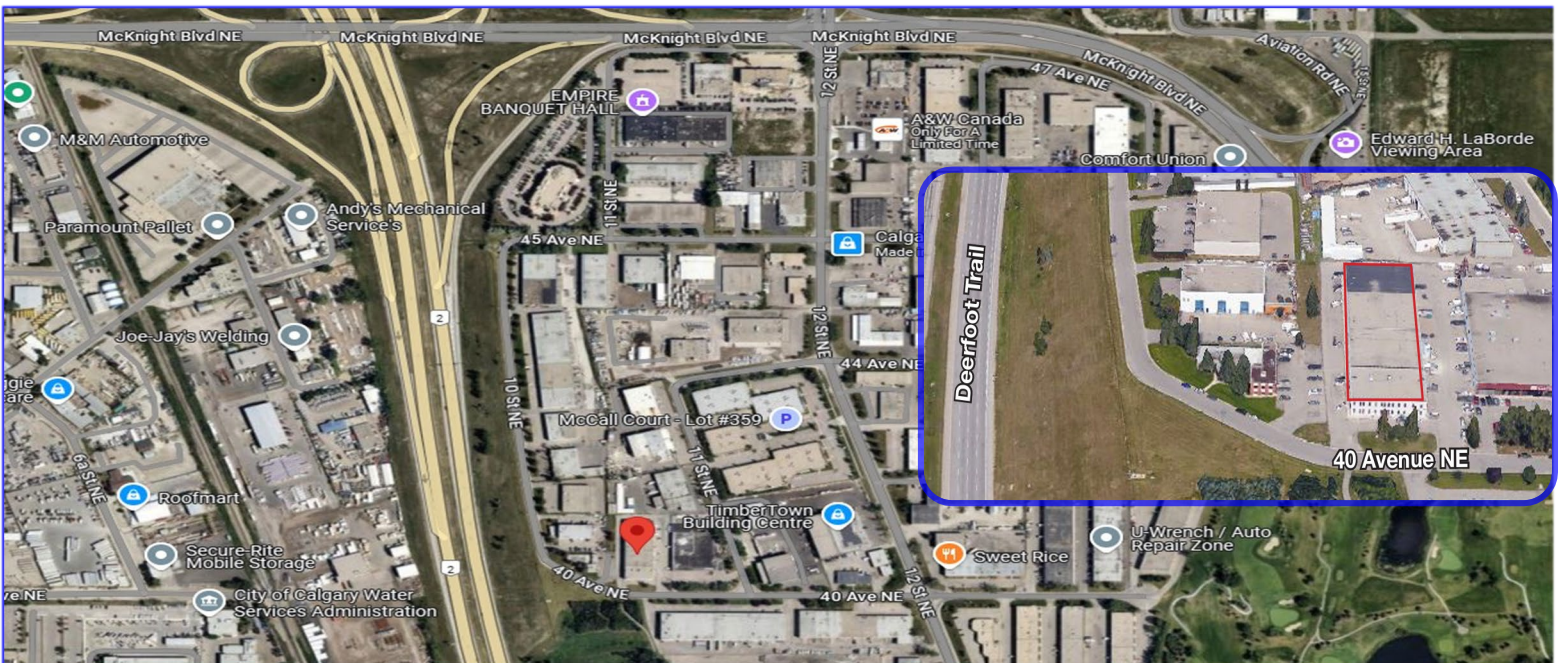
YouTube Virtual Tour:
<https://youtu.be/mEQQw9As9q4>



Floorplans Drawing may not be exactly as illustrated or to scale



1112 – 40th Avenue NE, Units 200 & 201



This package is intended for information purposes only. Recipients should not rely upon it for factual information. The information contained within this package is considered to be accurate but Calgary SMI Commercial Real Estate Limited does not warrant it to be so. Recipients should conduct their own investigations to determine the accuracy of information contained herein. All information is subject to change without notice.