

STRATHMORE

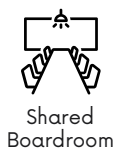
OFFICE SPACE

FOR LEASE



1101 - 331 3RD AVENUE, STRATHMORE

Looking for a professional, welcoming space to grow your business? Community Futures Wild Rose has bright, fully furnished offices available for lease in the heart of Strathmore. Perfect for small business owners, home-based entrepreneurs, or professionals who simply want to meet clients in a professional setting and/or escape the home office for a few days a week. Our co-share environment includes access to our boardroom, collaboration centre, kitchen, and more. Surrounded by a friendly and inspiring team, you'll find both productivity and *community* right here!



Shared Boardroom



Office Furniture



Shared Kitchen



Shared Common Area



Accessible (Upstairs)



Janitor Services



WiFi



Shared Washrooms



Security System



Illuminated Signage

CONTACT US

403-934-8888

wildroseinfo@albertacf.com

1101 - 331 3rd Ave, Strathmore

wildrose.albertacf.com



AMMENITIES

Leasing an office at Community Futures Wild Rose means more than just four walls. You'll enjoy a welcoming, co-share environment with access to professional meeting spaces, modern conveniences, and thoughtful extras designed to support your business.

Available Offices

Office 1: 10 x 11 feet

Office 3: 10 x 11 feet

Office 4: 10 x 11 feet

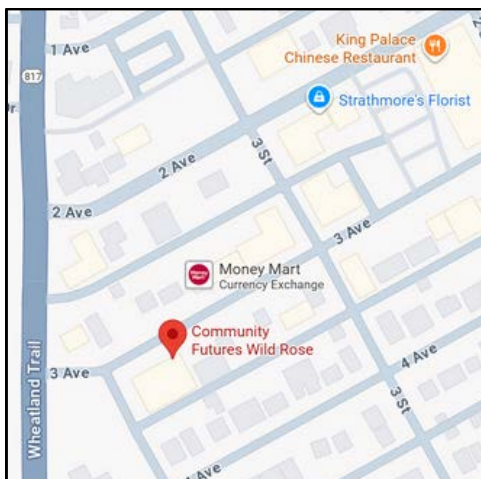
Lease Options

Long-term Lease: \$1000/month

Daily Basis: \$80/day

Included Amenities

- Janitorial services
- Shared use of:
 - Lower-level Boardroom (seats 8)
 - Lower-level common area & collaboration center
 - Main level Training Room w Smart Board (seats 10)
 - Main level Boardroom (seats 10)
 - Main level Conference Room (seats up to 20)
- Shared, wheelchair-accessible washrooms (main level)
- Shared kitchen area with microwave, refrigerator, Keurig coffee machine, and air fryer
- Common security system with unique access codes
- Owl technology for hybrid meetings
- Illuminated sign on building façade for long-term leases. Graphics designed by tenant, approved by landlord; costs for design, installation, & box covered by landlord
- Snow removal, landscaping, and exterior building maintenance included
- Main level is wheelchair accessible
- Furnished offices with chair, lockable desk, and filing cabinet or credenza



OFFICE 1



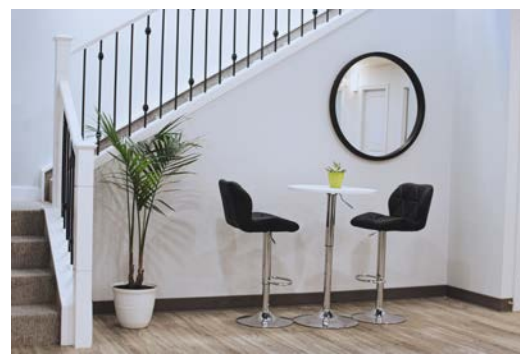
OFFICE 3



OFFICE 4



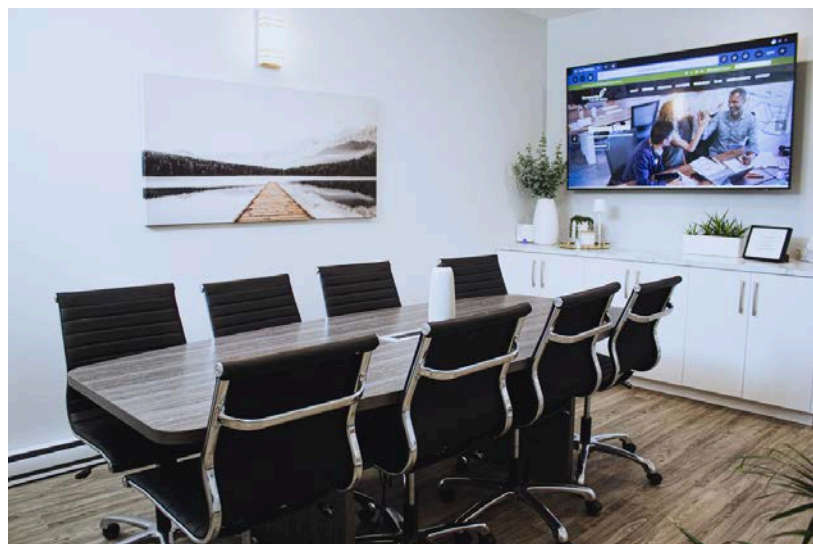
COMMON AREAS



MAIN LEVEL



LOWER LEVEL BOARDROOM



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