

NORTHEAST SECOND FLOOR OFFICE SPACE

// 2,012 SF with Ample Parking

FOR LEASE

4712 – 13 Street NE, Suite 204, Calgary, AB



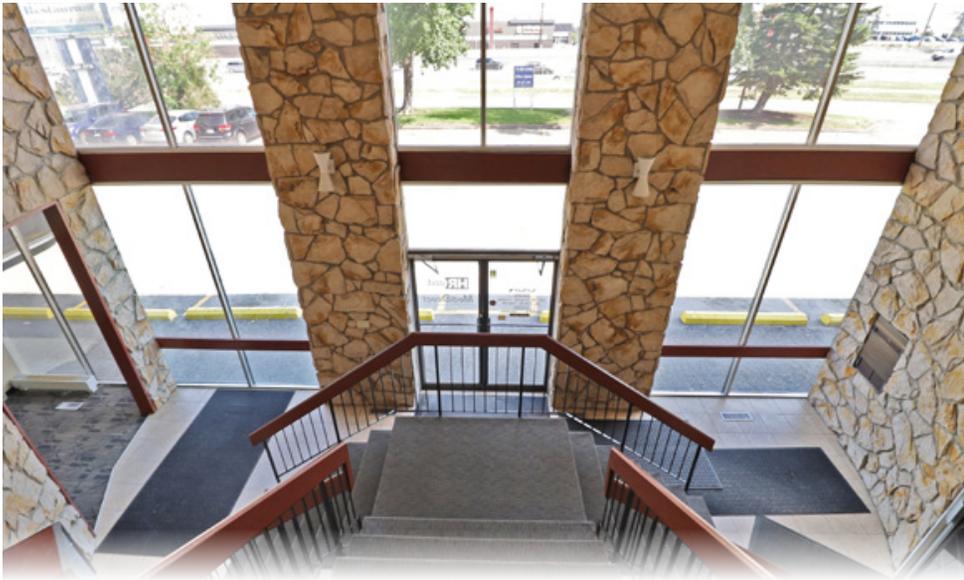
Lead Broker

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PROPERTY HIGHLIGHTS // 4712 - 13 Street NE, Suite 204



PROPERTY OVERVIEW

- Second floor office space with visibility to McKnight Trail NE
- Large open concept layout with 3 private offices, lunchroom/ kitchenette, and a storage room
- Common washrooms (maintained and cleaned by property management)
- 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

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PROPERTY DETAILS

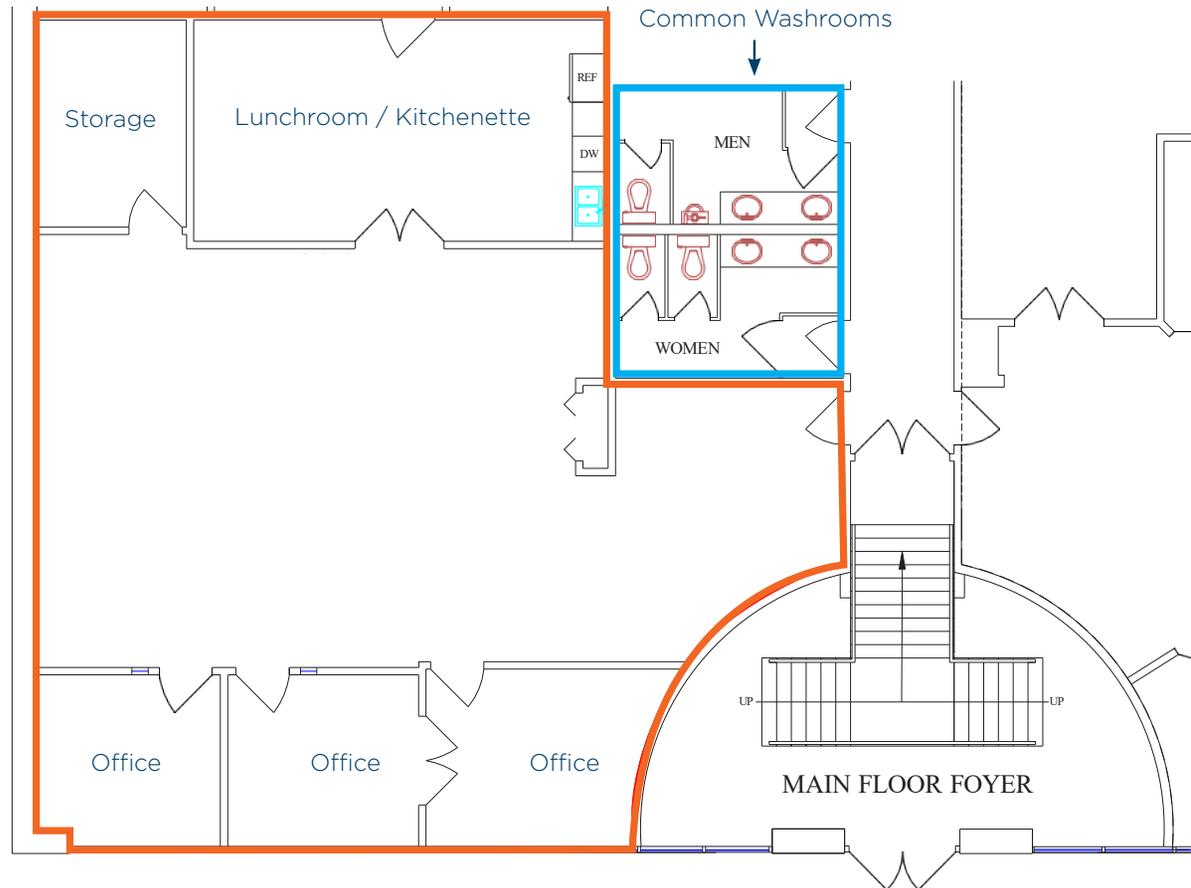
District:	McCall Industrial
Zoning:	I-G (Industrial General)
Square Footage:	2,012 SF
Parking:	Ample common stalls
Lease Rate:	RATE REDUCED \$12.00 \$10.00 PSF
Operating Costs (Est. 2024):	\$9.12 PSF
Availability:	Immediate



PROPERTY PICTURES // 4712 - 13 Street NE, Suite 204



FLOOR PLAN



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