



GRASSROOTS
REALTY GROUP

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**Unit 113, 4712 13 Street NE
Calgary, Alberta**

MLS # A2262638



\$13 per sq.ft.

Division:	McCall
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,706 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

2,750 sq. ft. bright main floor office located near 45 Avenue NE and 13 Street NE. This office space features eight private offices, one boardroom, open-concept areas, a large kitchenette, a server room, and two barrier-free washrooms. The suite offers ample natural light and sensed LED lighting throughout. There are two reserved parking stalls and ample free surface scramble parking. In addition, there is excellent signage opportunity with exposure to McKnight Boulevard NE. Bus transportation is available on 12 Street NE, including routes #12 and #69. The property is close to several restaurants, cafés, and breweries, and just a short drive to Deerfoot City Mall. Conveniently located near 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The lease rate is \$13.00 per sq. ft. and operating costs are \$6.45 per sq. ft. (total of \$19.45 per sq. ft.). Utilities are not included in the operating costs. Available immediately.