



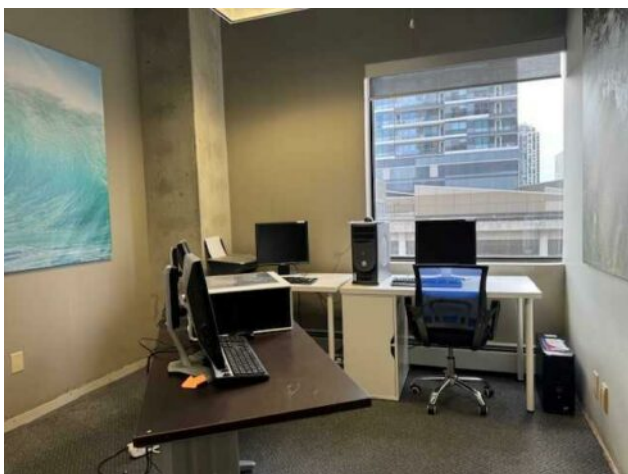
GRASSROOTS
REALTY GROUP

1-833-477-6687

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405, 1100 8 Avenue SW
Calgary, Alberta

MLS # A2278329



\$25 per sq.ft.

Division: Downtown West End

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 772 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Great opportunity to lease this full amenity office space for: LAWYER, CORPORATE OFFICE, ACCOUNTANT, INSURANCE, MORTGAGE, PROPERTY MANAGEMENT, ENGINEER, CONSULTANT...772sf with high ceilings, the base rent is \$1608.33 per month plus Op-cost. Underground parking stall available for rental \$275/month. The rent would include SWIMMING POOL, STEAM ROOM, SQUASH CLUB, WORKOUT GYM, POOL TABLE, LIBRARY, 24-HOUR CONCIERGE, MAIL & AMAZON DELIVERY ROOM, LUXURY GUEST WAITING ROOM, CONVENIENT QUICK DRIVE-THROUGH 3 CAR STOP in front of the lobby AND 1/2 A BLOCK WALKING TO THE C-TRAIN. It can be a quick possession.