



3, 1035 64 Avenue SE
Calgary, Alberta

MLS # A2290197



\$26 per sq.ft.

Division: Highfield

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,050 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

4,050 SF of Class A office/medical space available on the main floor. Located at the intersection of Glenmore Trail and Deerfoot Trail with illuminated third-floor signage visible to 119,000 vehicles daily. The building features a zero-step entrance, dual elevators, 200 complimentary surface parking stalls, 22 heated indoor stalls, on-site diesel backup generator, fibre-optic internet, and EV charging stations. Operating Costs: \$15.36 PSF