



GRASSROOTS
REALTY GROUP

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**9A, 1035 64 Avenue SE
Calgary, Alberta**

MLS # A2290275



\$26 per sq.ft.

Division: Highfield

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 7,312 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

7,312 SF of Class A office/medical space available on the second floor. Unit 9A is fully demisable to accommodate a range of size requirements and can be combined with Unit 9B for a total of 12,356 SF. 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