



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2290283**



**\$26 per sq.ft.**

**Division:** Highfield

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,044 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

5,044 SF of Class A office/medical space available on the second floor. Unit 9B is fully demisable to accommodate a range of size requirements and can be combined with Unit 9A 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