



**GRASSROOTS**  
REALTY GROUP

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200, 6001 1A Street SW  
Calgary, Alberta

MLS # A2083981



**\$12 per sq.ft.**

**Division:** Manchester Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,112 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity Paid For, Heating Paid For, Water Paid For

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Quality second floor office within walking distance near Chinook Mall and the LRT station. The entire suite layout includes space features reception area, several private offices of various sizes, one boardroom, and common men's and women's washroom. There are reserved parking stalls. Prominent signage available onto 1A Street SW. Walking distance to Chinook Mall and Chinook LRT station. Bus transportation available on 1A Street SW, Chinook LRT Station and Macleod Trail SW. Array of amenities throughout walking distance in the Chinook area Macleod Trail S. Close proximity to 61 Avenue SW, Macleod Trail S, Glenmore Trail SE and Deerfoot Trail SE. The Lease rate is \$12.00 PSF and Operating Costs is 12.06 PSF (Total of \$24.06 PSF). Utilities are included in the operating costs.