



**GRASSROOTS**  
REALTY GROUP

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**1, 38 Griffin Industrial Point E  
Cochrane, Alberta**

**MLS # A2196938**



**\$28 per sq.ft.**

**Division:** Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,000 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Prime Commercial Space for Lease &ndash; 1,815 sq. ft. | Brand New & Move-In Ready! It will be move-in ready on July 1, Looking for the perfect location for your professional business? This brand-new 1,815 sq. ft. commercial space is now available for lease in a highly desirable area. Ideal for professional service companies, insurance agencies, financial firms, and more, this main-floor office is designed to impress! Property Highlights: ? Five Private Offices &ndash; Spacious and well-lit ? Lunchroom/Kitchen &ndash; Convenient for employees ? Main Floor Access &ndash; Easy entry for clients and staff ? Ample Parking &ndash; Plenty of spots for employees and visitors ? Modern Finishes &ndash; Professionally designed for a clean, professional look ? Excellent Location &ndash; High visibility and accessibility Don&rsquo;t miss this opportunity to establish your business in a premium setting