

FOR LEASE

8th Street Business Centre

Calgary , Alberta



HIGHLIGHTS

- Building redesigned with new exterior creating image ideal for flex showroom, office and warehouse premises.
- Exposure to Blackfoot Trail with traffic counts of 30,000 vehicles per day (2006).
- Landlord will build space out to suit tenant requirements.
- Great signage and parking available.

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8th Street Business Centre Calgary, Alberta

LOCATION



AVAILABILITY

8th Street Business Centre Availability		
Unit	Area (Sq. Ft.)	Status
809 34th Avenue SE	9,720	Leased
825 34th Avenue SE	1,272-5,772	Vacant: availability negotiable
833 34th Avenue SE	4,289	Leased
3603 8th Street SE	3,976	Leased
3619 8th Street SE	4,000	Leased
3633 8th Street SE	11,766	Leased
3635 8th Street SE	13,824 to 19,700	Available with 3 months notice
3639 8th Street SE	22,905	Leased

- Available:** Negotiable
- Net Rent:** Market
- Op.Costs:** \$3.25 psf (est.2008)
- TI Allowance:** Negotiable
- Parking:** Negotiable (currently able to provide a minimum of 1 stall per 750 square feet)



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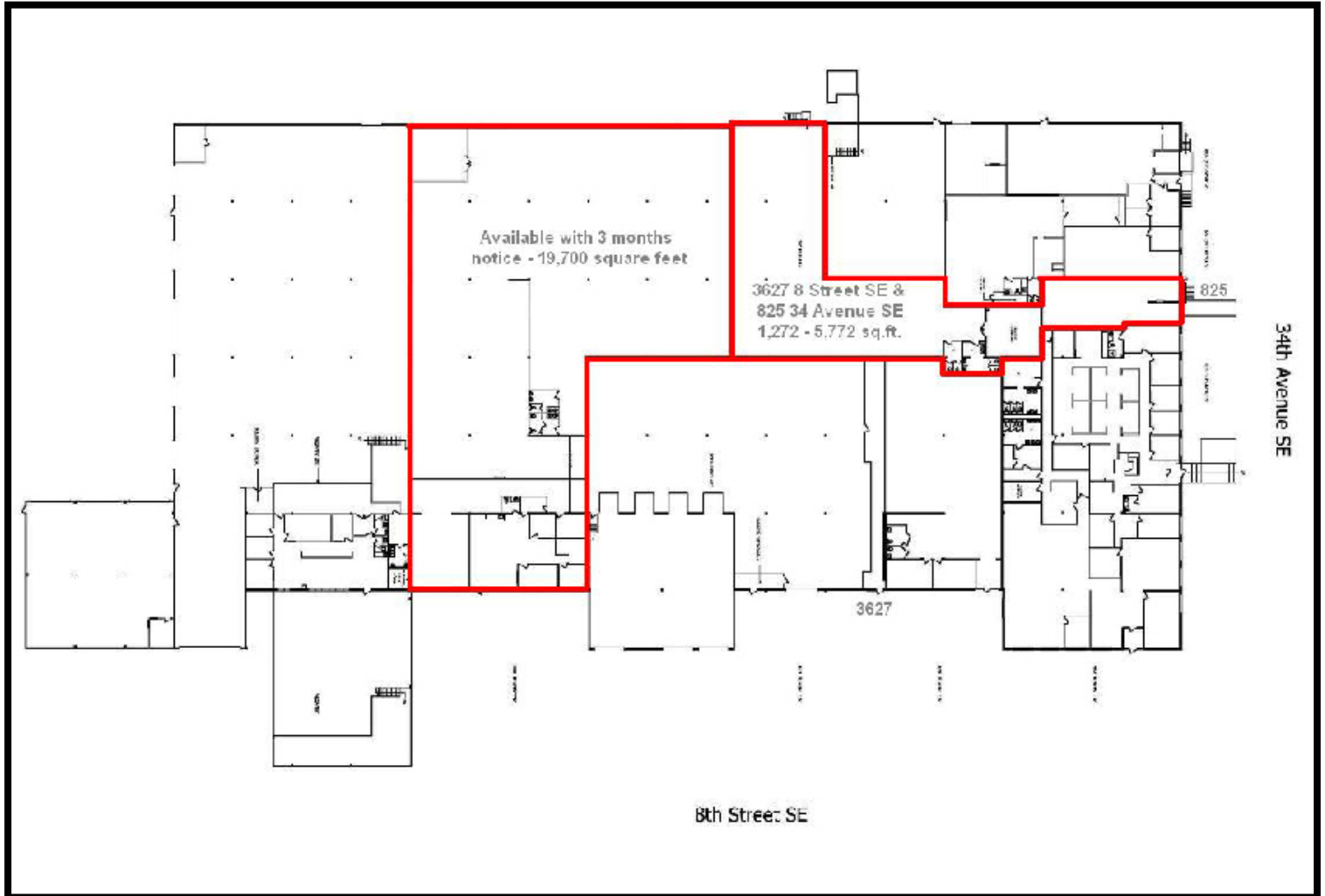
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FLOOR PLAN



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