

INDUSTRIAL FLEX SPACE FOR LEASE

765 McTavish Road NE



Rethinking Commercial Real Estate



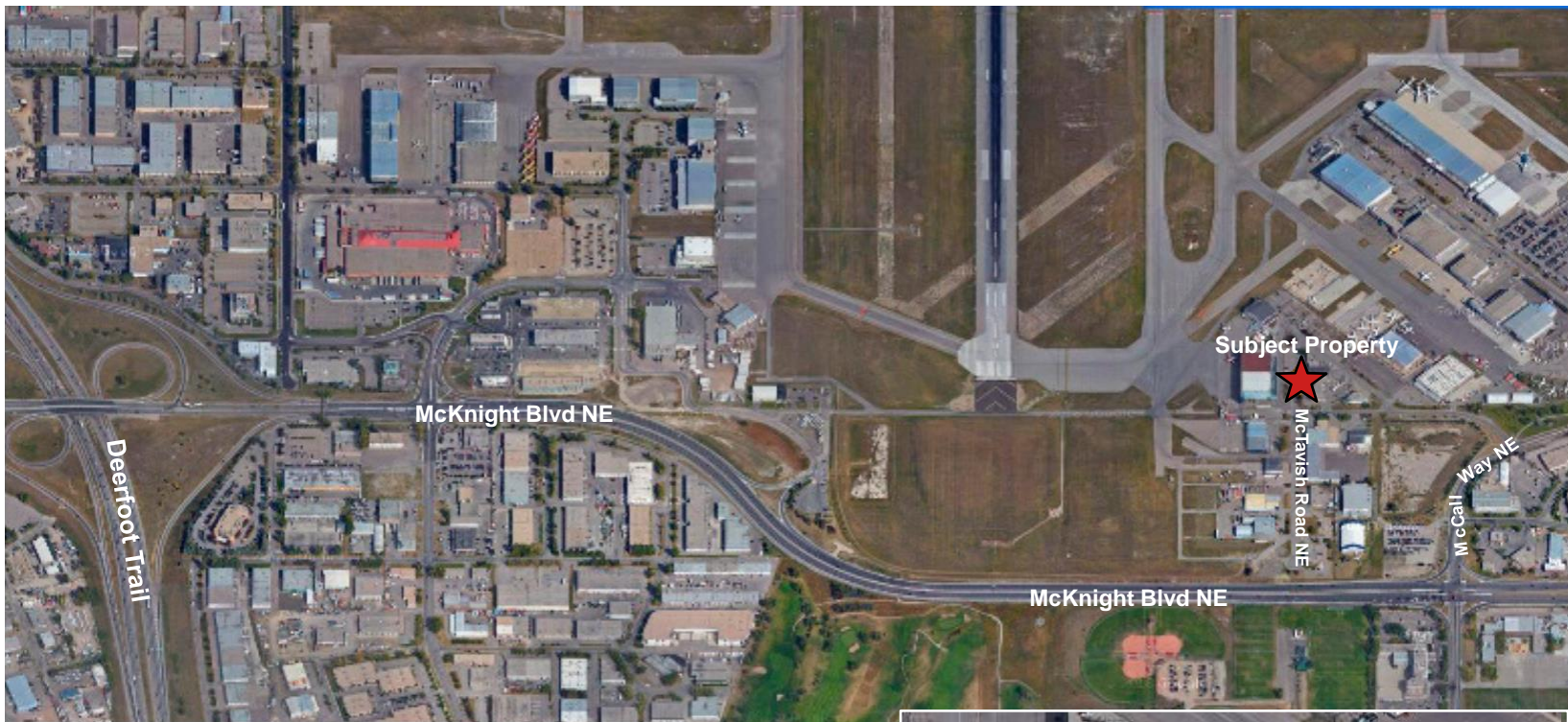
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Address:	765 McTavish Road NE
Subdivision:	Calgary Airport Authority
Zoning:	I-G
Available Area:	2,118 +/- sf
Office Area:	1,445 +/- sf
Warehouse Area:	673 +/- sf
Loading:	Drive - In (10'x 8')
Heating:	HVAC
Lease Rate:	\$12.00 /sf
Op. Costs:	\$6.00 /sf
Ceiling Height:	14' clear
Term:	3-5 Years
Availability:	Immediate

- Clean office space with a large reception/flex area, two offices, a boardroom, coffee station and a bathroom.
- Random parking at no charge in front of the building & rear fenced area.
- Transit route #57 stop at the corner of George Craig Blvd & McCall Way.
- 15 minutes to downtown Calgary & 5-10 minutes to Calgary International Airport, close to Tim Hortons & Shopping

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