

# OFFICE/QUASI RETAIL FOR LEASE 2115 - 30 AVENUE NE, UNIT 9

**PRESTIGE**  
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**Rethinking Commercial Real Estate**



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# 2115 - 30 AVENUE NE, UNIT 9



- Good for office or quasi retail uses.
- Beautifully designed space with double man door and a single man door access.
- Perimeter windows for lots of natural light
- Close to amenities such as restaurants and shopping nearby
- Just off a bus route on 19<sup>th</sup> street and 32<sup>nd</sup> Avenue
- Quick access to 19th Street, Barlow Trail, and 32nd Ave NE
- Available Immediately.

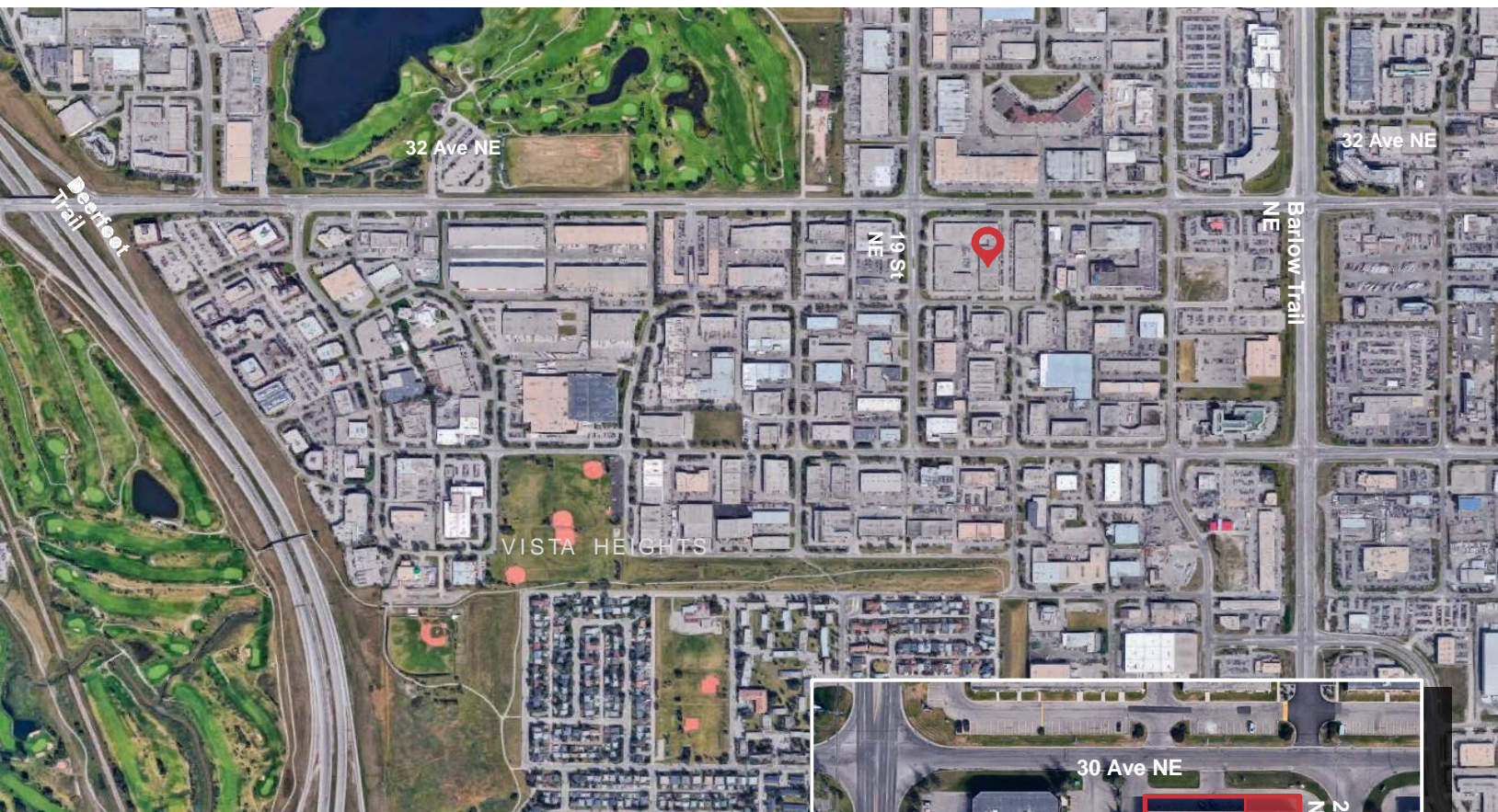
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## 2115 - 30 Avenue NE, Unit 9 Calgary, AB

District:	McCall
Zoning:	I-G (Industrial General)
Available Area:	1,600 ± Sq Ft
Lease Rate:	\$12.00/Sq Ft
Op. Costs:	\$7.00/Sq Ft (Est.)
Utilities:	Included in Op.Cost
Term:	3-5 years
Parking:	Surface



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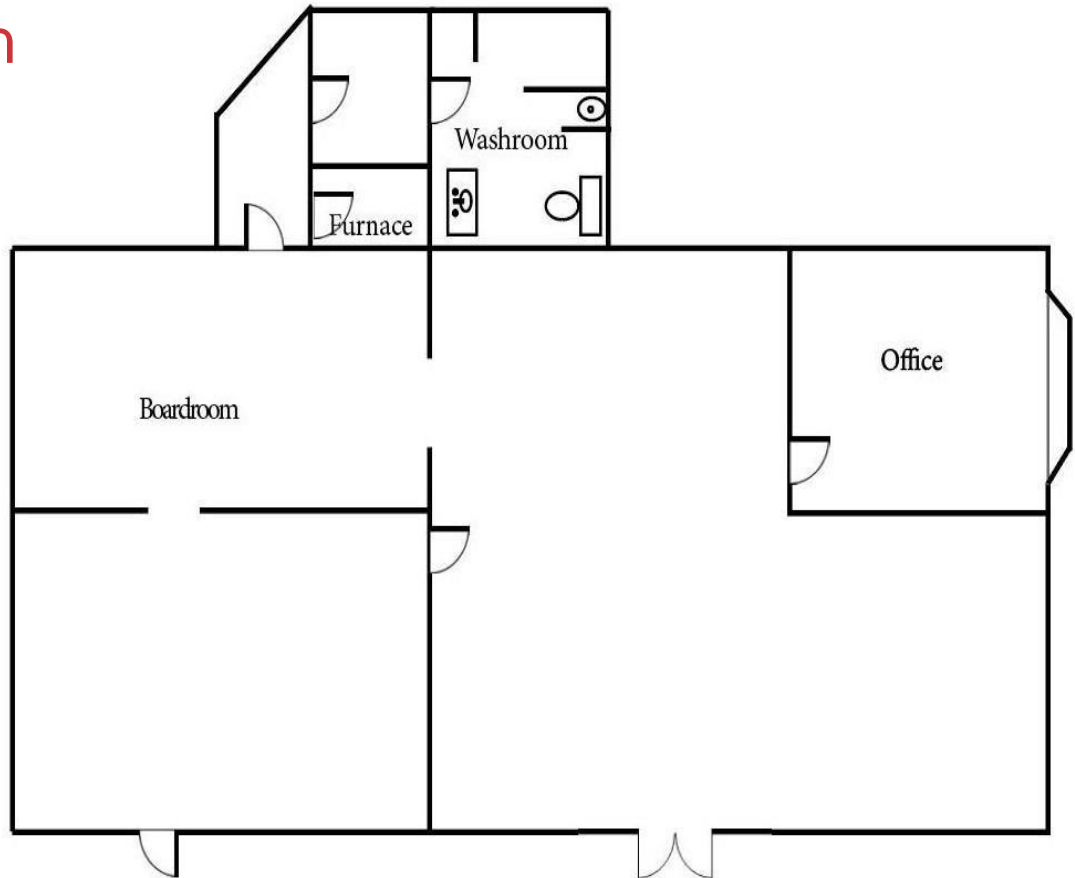
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## Floor Plan



All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

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