

**BOWNESS
3RD FLOOR OFFICE SPACE**

FOR LEASE



Highlights...

- ✓ 3rd Floor developed individual office spaces with elevator access
- ✓ 447, 1,965, 2,147 sq. ft. fully developed suites available
- ✓ Below market gross lease including utilities
- ✓ Excellent Bowness location, proximity to Hwy 1, Sarcee Trail, Stoney Trail, Crowchild Trail and Downtown
- ✓ Excellent front parking

**PAUL LOUTITT
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Retail, Industrial, Investment Sales & Leasing

F O R L E A S E

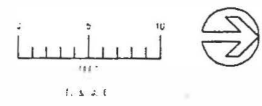
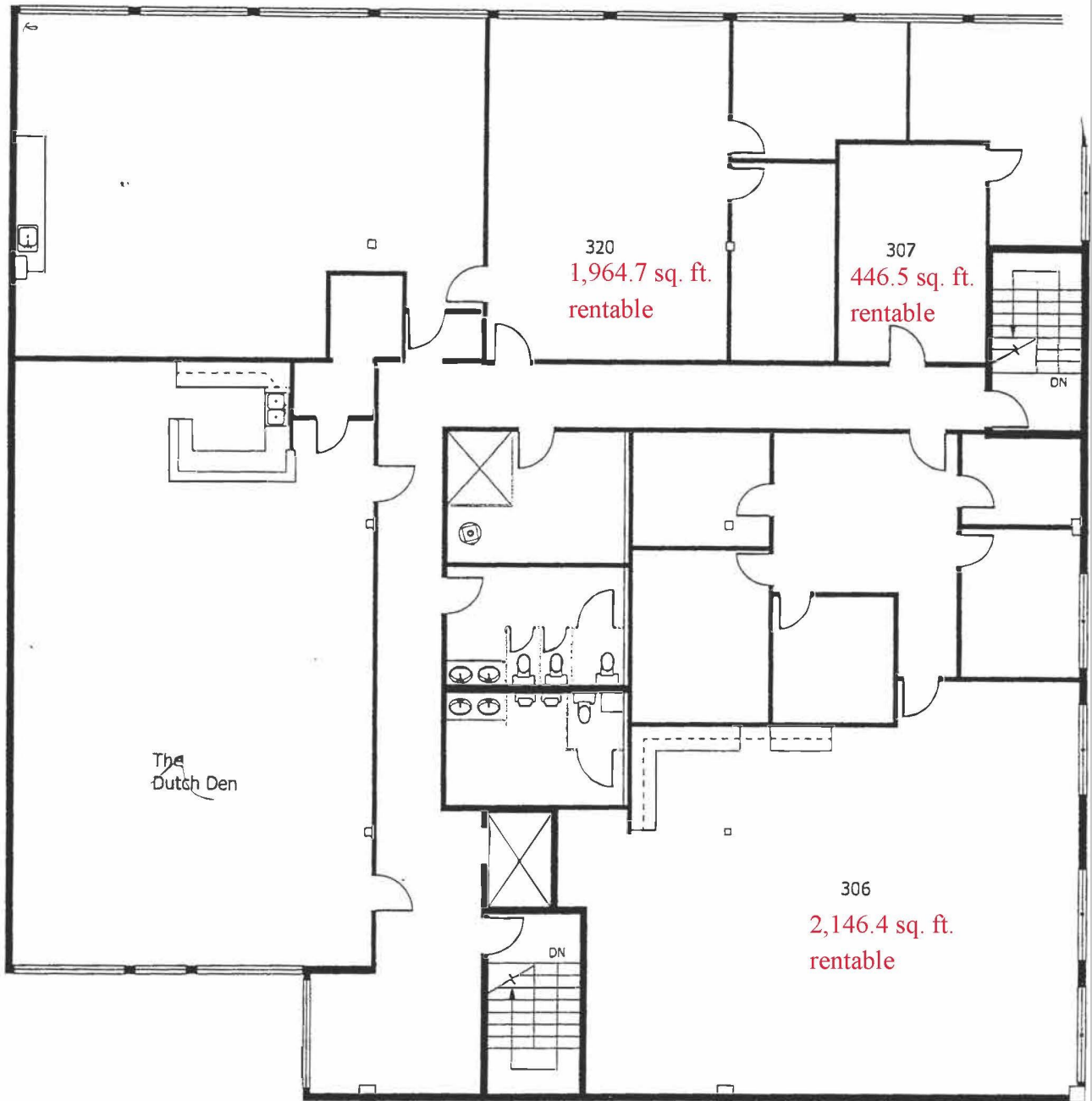
ADDRESS:	3rd Floor, 68 -7930 Bowness Road NW Calgary, Alberta
ZONING:	DC 93Z95 Direct Control District Bylaw 2P80 C2 (16) guidelines
AVAILABLE SUITES:	Suite 307 447,sq. ft., Suite 306 2,147 sq. ft., Suite 320 1,965 sq. ft.
GROSS RENTAL RATE:	Starting at \$26.00 per sq. ft. per Annum
UTILIITIES:	Included in gross rent
DESCRIPTION:	Bowness 3 story retail/office building with elevator access and excellent parking. 3rd floor developed office suites available immediately.
PARKING:	Generous parking
LEASE TERM:	Negotiable



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn for the market at any time without notice.

FOR LEASE

AN PREPARED BY ACCUSPACE MEASURING



April 9, 2014	7930 Bowness Road NW Calgary, Alberta		REVISIONS -
Scale: as noted	3rd Floor		
CLIENT:		Drawn by: JW	
PROJECT No.:		CALGARY: (403) 366-0215 VANCOUVER: (773) 786-2000 SAN FRANCISCO: (415) 558-1382	
DRAWING TITLE:			

FOR LEASE

