

207 1680 40TH AVE SW
FOR LEASE
SUBURBAN OFFICE SPACE



PRESENTED BY

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THE PROPERTY

1680 40TH AVE SW
CALGARY, ALBERTA

PROPERTY HIGHLIGHTS

- 2 LARGE OFFICE SPACES
- LARGE OPEN AREA FOR BULLPEN/CONFERENCE AREA
- FULL KITCHEN
- FULL BATHROOM
- PLENTY OF STORAGE
- OUTDOOR PATIO
- GATED EXTERIOR PARKING

Price	\$2,400/ Month + Internet
Square Footage	701
Term	1 Year Minimum

CURRENT BUILDING TENANTS

NHBR - COFFEE
RE/MAX HOUSE OF REAL ESTATE
ALTADORE LAW
RE/MAX COMMERCIAL PROPERTIES
MORTGAGE TREE
RNDSQR





2ND

FLOOR

UNIT 207

SUBURBAN OFFICE SPACE

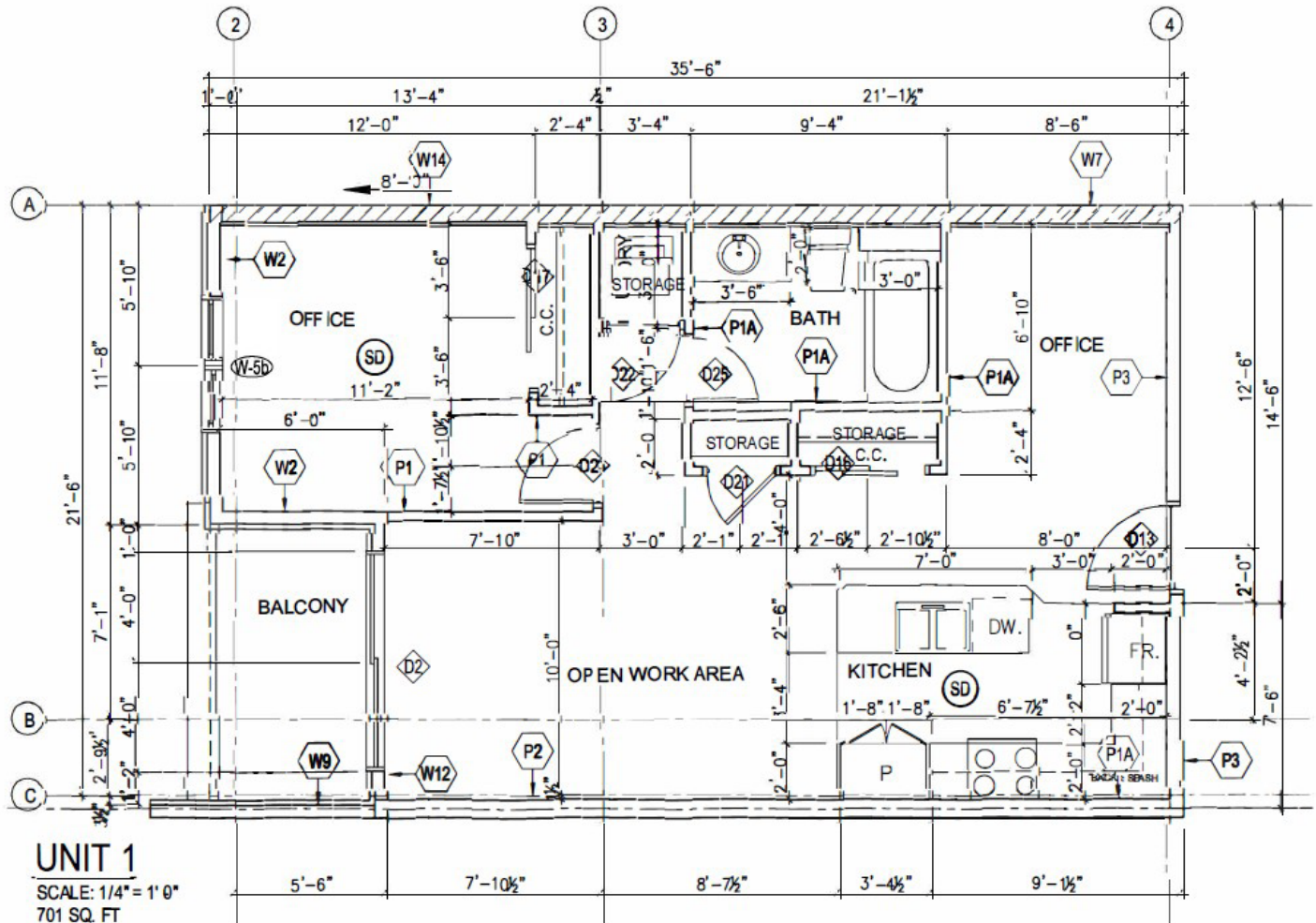


RE/MAX
COMMERCIAL
PROPERTIES

FLOOR PLAN

1680 40TH AVE

CALGARY, ALBERTA



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

AREA

1680 40TH AVE
CALGARY, ALBERTA

ALTADORE

ALTADORE WAS NAMED ONE OF CALGARY'S BEST NEIGHBOURHOODS IN 2010 FOR ITS PROXIMITY TO RIVER PARK, ONE OF CALGARY'S BEST PARKS ON THE ELBOW RIVER, MARDIA LOOP, THE LARGEST AND BUSIEST OUTDOOR SHOPPING AREA IN CALGARY, AND FOR HAVING A VIBRANT PARTY AND CULTURAL SCENE.

THE NEIGHBOURHOOD IS EXPERIENCING A GENTRIFICATION PROCESS WITH MANY HIGH-END, SEMI-DETACHED HOMES BUILT IN THE LAST 15 YEARS.



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



INDUSTRIAL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE
PROPERTY MANAGEMENT

CALGARY

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