

± 2,500 SF SECOND FLOOR STORAGE /OFFICE SPACE

// HIGH EXPOSURE TO BARLOW TRAIL SE

FOR LEASE

4041 74 Avenue SE, Second Floor, Calgary, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate

587.968.1547 | jverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS // 4041 74 Avenue SE, Second Floor

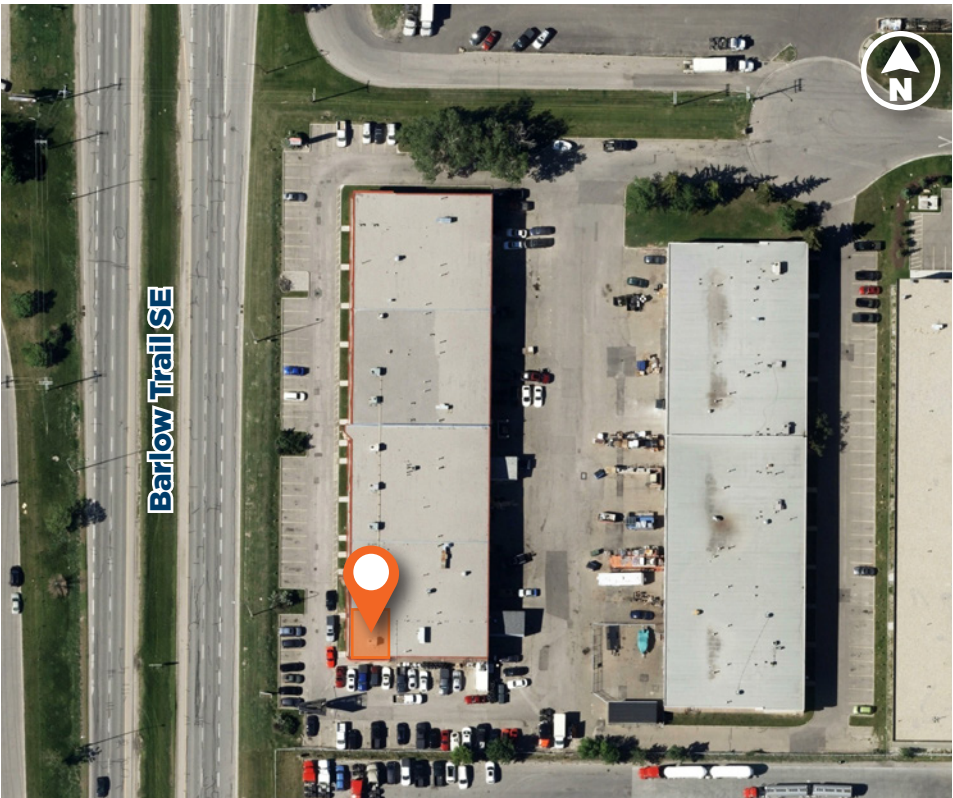


District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	± 2,500 SF
Term:	Minimal one year term
Parking:	Assigned parking (TBV)
Lease Rate:	\$4.00 PSF "As-is"
Operating Costs (Est. 2024):	\$5.98 PSF
Availability:	Immediate

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PROPERTY OVERVIEW

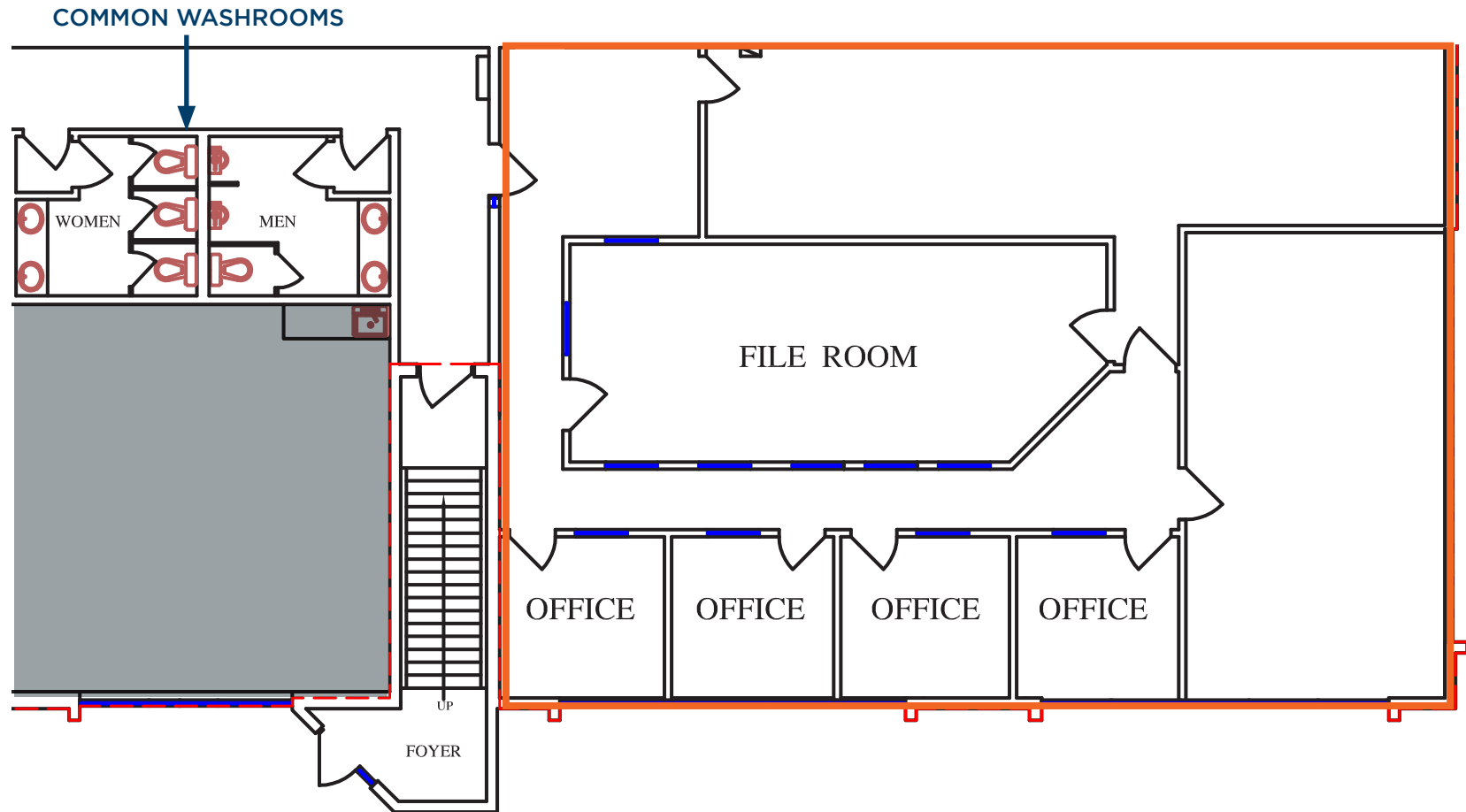
- **Short term available - minimal one year term**
- Great value second floor storage/office space “as-is” basis
- Located in the heart of Foothills Industrial Park
- Layout includes 3 large flex rooms, front reception area and four private offices
- Common washrooms
- Assigned parking stalls
- Several cafes and restaurants available by Barlow Trail and 61 Avenue SE and by 52 Street SE and 72 Avenue SE
- Close proximity to 76 Avenue SE, Barlow Trail SE, Glenmore Trail SE, and Deerfoot Trail SE



PROPERTY PICTURES // 4041 74 Avenue SE, Second Floor



FLOOR PLAN // 4041 74 AVENUE SE, SECOND FLOOR



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