

± 2,600 SF TO 6,204 SF SECOND FLOOR OFFICE

// WALKING DISTANCE TO CHINOOK MALL & LRT STATION

FOR LEASE

6001 1A Street SW, Suite 200, Calgary, AB



Click here to enter
VIRTUAL TOUR

Lead Broker

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

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

CDNGLOBAL[®]
Commercial Real Estate Advisors

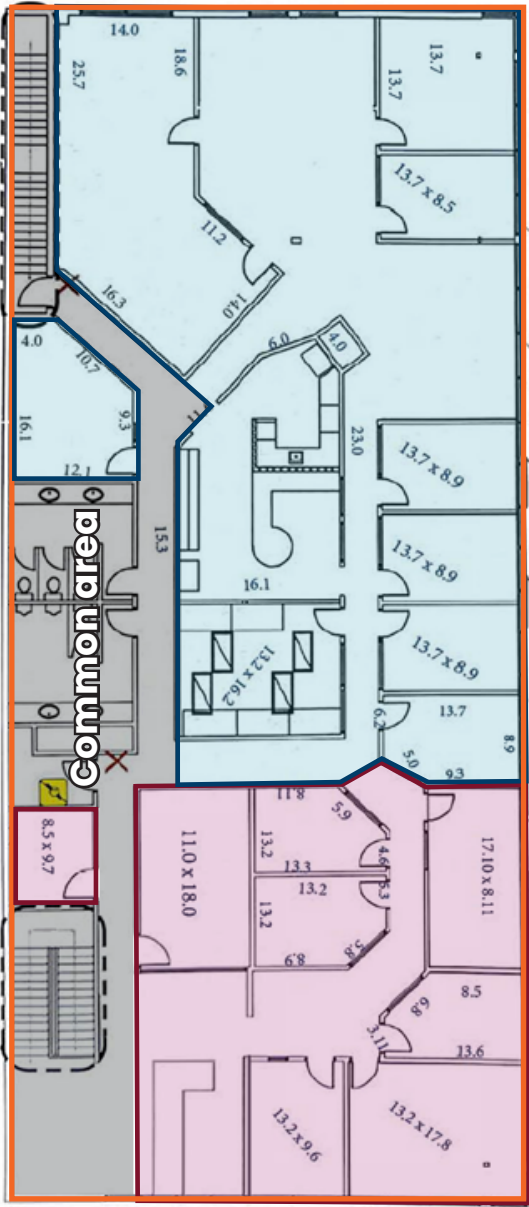
PROPERTY HIGHLIGHTS // 6001 1A Street SW, Suite 200

PROPERTY OVERVIEW

• ZONING:	I-C (Industrial Commercial)		
• DISTRICT:	Manchester Industrial		
• SUITES AVAILABLE	Option A	± 3,604 SF	
	Option B	± 2,600 SF	
	Entire Second Floor:	6,204 SF	
• PARKING:	11 parking stalls *Entire second floor suite		
• LEASE RATE:	Market		
• OPERATING COSTS (EST. 2024):	\$12.06 PSF		
	*Utilities included		
• AVAILABILITY:	Immediate		

PROPERTY HIGHLIGHTS

- Multiple demising configurations from ± 2,600 SF to the entire second floor 6,204 SF
- Walking distance to Chinook LRT Station and Chinook Mall
- Office layout consists of reception, 15 private offices, boardroom, bull pen areas, lunchroom/kitchenette, and men's and women's washrooms (Entire second floor)
- Common washrooms will be arranged if suite is demised
- Prominent signage onto 1A Street SW
- Bus transportation on 1A Street and Chinook LRT Station
- 10 minutes to downtown Calgary
- Array of amenities throughout the 61 Avenue SE and Macleod Trail
- Garage storage available for additional cost



OPTION A
(± 3,604 SF)

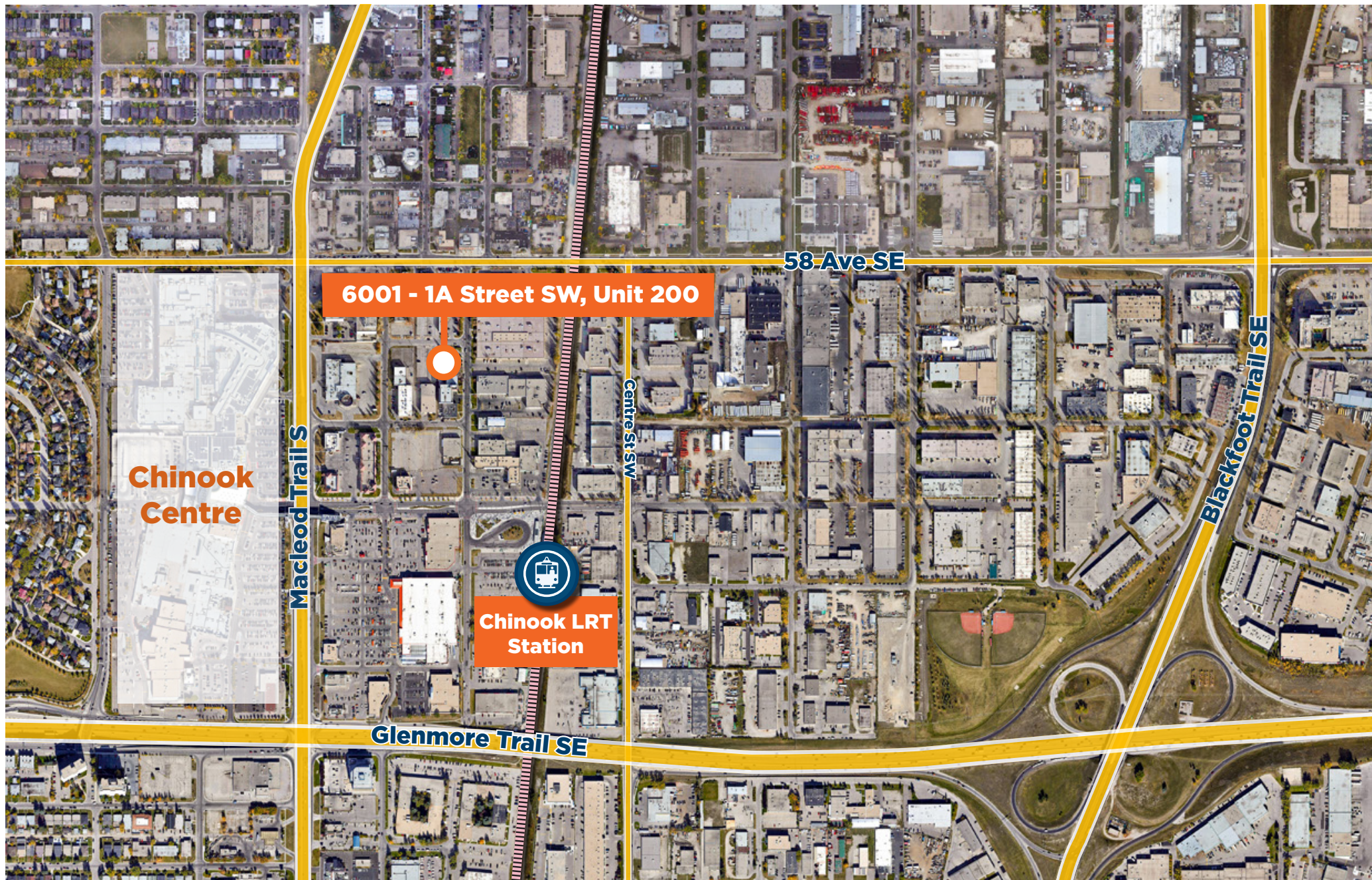
OPTION B
(±2,600 SF)

ENTIRE SECOND FLOOR
(±6,204 SF)

PROPERTY PICTURES // 6001 1A Street SW



PROPERTY LOCATION // 6001 1A Street SW





Lead Broker

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

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

736 6th Avenue SW, Suite 1010 Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors