

For Lease

#200, 3015 12 Street N.E.

HAMPSHIRE COURT

Office • 1,265 sqft



- New HVAC system (2015)
- Fibre optics, Shaw/Telus
- Free rent/improvements negotiable
- Furnished if required

- 2nd Floor with exposure to 12th St. NE
- Ample parking – surface and energized
- Close proximity to City Centre & Airport
- Transit-friendly via routes #32, #33, #38 and Rundle LRT



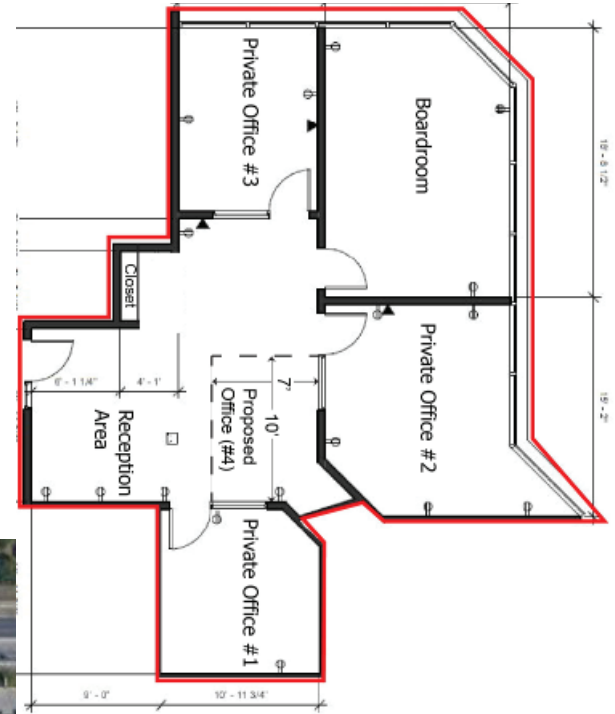
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Property Highlights:

#200, 3015 12 Street N.E.

ZONING:	I-B
BUILDING SIZE:	24,985 sqft
OFFICE:	1,265 sqft
PARKING:	Ample - Surface and Energized
MECHANICAL:	Roof Top Units in Offices (2)
LEASE RATE:	Market
OPERATING COSTS:	\$7.79 per sqft
PROPERTY TAXES:	\$2.15 per sqft
AVAILABLE:	Immediately



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