



## Norcal Group Vacancy List for the month of January 2021 – Contact our Leasing Agents for more details

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#260 3015 12<sup>th</sup> St. N.E.

### New Developments – Airways Crossing III & IV: 4,000 to 10,000+ sq. ft. of Industrial, Flex Office & Retail Space for Lease in N.E. Calgary

| Address                                | Bay # | Total Size (sq. ft.) | Office (sq. ft.) | Loading | Rate per sq. ft. | 2020 Property Tax | 2020 Operating Costs | Availability | Leasing Contacts<br>Click on the name to send an email       |
|----------------------------------------|-------|----------------------|------------------|---------|------------------|-------------------|----------------------|--------------|--------------------------------------------------------------|
| <del>4950 McCall Way N.E.</del>        | 105   | 10,390               | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <a href="#">4950 McCall Way N.E.</a>   | 109   | 4,074                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">4950 McCall Way N.E.</a>   | 113   | 6,427                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <del>4950 McCall Way N.E.</del>        | 125   | 9,494                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | 104   | 4,676                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | 108   | 4,684                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <a href="#">4925 Barlow Trail N.E.</a> | 112   | 5,007                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">4925 Barlow Trail N.E.</a> | 116   | 4,719                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <del>4925 Barlow Trail N.E.</del>      | 120   | 5,007                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | 124   | 4,830                | BTS              | DI      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | 128   | 4,860                | BTS              | DK      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | 132   | 5,051                | BTS              | DK      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | 136   | 5,476                | BTS              | DK      | \$14.00          | \$2.83            | \$2.60               | LEASED       |                                                              |
| <a href="#">4925 Barlow Trail N.E.</a> | 140   | 5,476                | BTS              | DK      | \$14.00          | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |



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### New Developments – Airways Crossing III & IV: 4,000 to 10,000+ sq. ft. of Industrial, Flex Office & Retail Space for Lease in N.E. Calgary

| Address                                | Bay #          | Total Size (sq. ft.) | Office (sq. ft.) | Loading                | Rate per sq. ft.   | 2020 Property Tax | 2020 Operating Costs | Availability | Leasing Contacts<br>Click on the name to send an email       |
|----------------------------------------|----------------|----------------------|------------------|------------------------|--------------------|-------------------|----------------------|--------------|--------------------------------------------------------------|
| <a href="#">4925 Barlow Trail N.E.</a> | 144            | 5,051                | BTS              | DI                     | \$14.00            | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">4925 Barlow Trail N.E.</a> | 148            | 4,720                | BTS              | DI & DK                | \$14.00            | \$2.83            | \$2.60               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <del>4925 Barlow Trail N.E.</del>      | <del>152</del> | <del>4,855</del>     | <del>BTS</del>   | <del>DI &amp; DK</del> | <del>\$14.00</del> | <del>\$2.83</del> | <del>\$2.60</del>    | LEASED       |                                                              |
| <del>4925 Barlow Trail N.E.</del>      | <del>156</del> | <del>3,310</del>     | <del>BTS</del>   | <del>DI</del>          | <del>\$14.00</del> | <del>\$2.83</del> | <del>\$2.60</del>    | LEASED       |                                                              |



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### Warehouse / Flex Space for Lease

| Address                                    | Bay # | Total Size (sq. ft.) | Office Space (sq. ft.) | Loading | Rate per sq. ft. | 2020 Property Tax | 2020 Operating Costs | Availability | Leasing Contacts<br>Click on the name to send an email       |
|--------------------------------------------|-------|----------------------|------------------------|---------|------------------|-------------------|----------------------|--------------|--------------------------------------------------------------|
| 400-28th Street NE                         | 400   | 2,500                | 2,500                  | None    | \$11.00          | \$1.89            | \$2.82               | LEASED       |                                                              |
| <a href="#">14, 2916 - 5th Avenue N.E.</a> | 14    | 4,800                | 1,450                  | DI      | \$11.00          | \$2.41            | \$2.71               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">432- 28th Street N.E.</a>      | 432   | 4,800                | 2,700                  | DI (2)  | \$12.00          | \$1.89            | \$2.90               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">3, 2916 5th Avenue N.E.</a>    | 3     | 6,000                | 1,730                  | DI      | \$11.00          | \$2.41            | \$2.71               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| 162 – 5255 McCall Way N.E.                 | 162   | 4,838                | 800                    | DK      | \$13.00          | \$3.62            | \$2.80               | LEASED       |                                                              |
| <a href="#">436- 28th Street N.E.</a>      | 436   | 6,300                | BTS                    | DI (2)  | \$12.00          | \$1.89            | \$2.90               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">2918 3rd Avenue N.E.</a>       | 2918  | 6,347                | 2,791                  | DI      | \$13.00          | \$1.89            | \$2.98               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">2927 5th Avenue N.E.</a>       | 2927  | 6,400                | 2,060                  | DK      | \$12.00          | \$1.89            | \$2.90               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">2929 5th Avenue N.E.</a>       | 2929  | 6,400                | 3,390                  | DK      | \$12.00          | \$1.89            | \$2.82               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">611 - 28th Street N.E.</a>     | 611   | 6,500                | BTS                    | DI & DK | \$10.00          | \$1.75            | \$2.21               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">416 - 28th Street N.E.</a>     | 416   | 7,200                | 900                    | DI      | \$11.00          | \$1.89            | \$2.82               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |



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### Warehouse / Flex Space for Lease

| Address                                          | Bay #          | Total Size (sq. ft.) | Office Space (sq. ft.) | Loading                | Rate per sq. ft.   | 2020 Property Tax | 2020 Operating Costs | Availability | Leasing Contacts<br>Click on the name to send an email       |
|--------------------------------------------------|----------------|----------------------|------------------------|------------------------|--------------------|-------------------|----------------------|--------------|--------------------------------------------------------------|
| <a href="#">432 &amp; 436 - 28th Street N.E.</a> | 432 & 436      | 11,100               | 2,700                  | DI (3)                 | \$10.50            | \$1.89            | \$2.78               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">633- 28th Street N.E.</a>            | 633            | 12,427               | 1,600                  | DI & DK                | \$9.50             | \$1.75            | \$2.24               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">2927 &amp; 2929 5th Avenue N.E.</a>  | 2927 & 2929    | 12,800               | 5,450                  | DK (2)                 | \$11.00            | \$1.89            | \$2.82               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <del>625 – 28th Street N.E.</del>                | <del>625</del> | <del>18,000</del>    | <del>1,000</del>       | <del>DI &amp; DK</del> | <del>\$9.00</del>  | <del>\$1.75</del> | <del>\$2.11</del>    | LEASED       |                                                              |
| <a href="#">101 – 5305 McCall Way N.E.</a>       | 101            | 5,670                | 4,000                  | DI                     | \$14.00            | \$3.26            | \$2.87               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <del>113 – 5305 McCall Way N.E.</del>            | <del>113</del> | <del>4,033</del>     | <del>1,000</del>       | <del>DI</del>          | <del>\$14.00</del> | <del>\$3.26</del> | <del>\$2.88</del>    | LEASED       |                                                              |
| <a href="#">#6, 2221 - 41st Avenue N.E.</a>      | 6              | 4,070                | 1,550                  | DK                     | \$11.00            | \$2.28            | \$2.87               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">1, 2916 5th Avenue N.E.</a>          | 1              | 4,790                | 3,142                  | DI                     | \$11.00            | \$2.41            | \$2.71               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">#15, 2221 - 41st Avenue N.E.</a>     | 15             | 4,100                | 1,000                  | DI                     | \$11.00            | \$2.28            | \$2.87               | IMMEDIATELY  | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |



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### Office Space for Lease in N.E. Calgary

| Address                                               | Total Size (Sq. Ft.) | Rate per sq. ft. | Property Features                                                                                                                                                                                                                                                                                     | 2020 Operating Costs & Taxes             | Availability                | Leasing Contact<br>Click on the name to send an email        |
|-------------------------------------------------------|----------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------|--------------------------------------------------------------|
| <a href="#">280, 3015 - 12th Street N.E.</a>          | 1,495                | Market           | <ul style="list-style-type: none"> <li>• Five Offices</li> <li>• Meeting Room</li> <li>• Reception Area</li> <li>• Kitchen</li> <li>• Newly renovated in 2020</li> </ul>                                                                                                                              | Operating Costs: \$7.79<br>Taxes: \$2.15 | IMMEDIATELY                 | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">180, 3015 - 12th Street N.E.</a>          | 1,365                | Market           | <ul style="list-style-type: none"> <li>• Separate Entrance</li> <li>• Three Offices</li> <li>• Kitchen</li> <li>• Large central work area</li> </ul>                                                                                                                                                  | Operating Costs: \$7.79<br>Taxes: \$2.15 | IMMEDIATELY                 | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">230, 3015 12<sup>th</sup> Street N.E.</a> | 1,800                | Market           | <ul style="list-style-type: none"> <li>• Three Offices</li> <li>• Two board rooms</li> <li>• Suitable for shared workspaces</li> <li>• Kitchen</li> </ul>                                                                                                                                             | Operating Costs: \$7.79<br>Taxes: \$2.15 | IMMEDIATELY                 | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| <a href="#">260, 3015 - 12th Street N.E.</a>          | 3,354                | Market           | <ul style="list-style-type: none"> <li>• Eight Offices</li> <li>• Large Reception Area</li> <li>• Board Room</li> <li>• Kitchen</li> </ul>                                                                                                                                                            | Operating Costs: \$7.79<br>Taxes: \$2.15 | Mar. 1 <sup>st</sup> , 2021 | <a href="#">KEVIN DEEKS</a><br><a href="#">HARDY NIELSEN</a> |
| 3015 – 12th St NE<br>Building Features                |                      |                  | <ul style="list-style-type: none"> <li>• Ample parking – surface and energized</li> <li>• Fibre optics, Shaw/Telus</li> <li>• Free rent/improvements negotiable</li> <li>• Furnished if required</li> <li>• Close proximity to City Centre &amp; Airport</li> <li>• New HVAC system (2015)</li> </ul> |                                          |                             |                                                              |