

For Lease

#133/137 5305 McCall Way N.E.

AIRWAYS

Office • Gymnasium • 8,018 sqft



- Designed to suit educational facility or large office
- 2,193 sqft gymnasium with 150 person occupancy
- 2 full sized gendered washrooms with accessible stalls
- Staff room with private washroom
- Lunch room equipped with rolling counter door



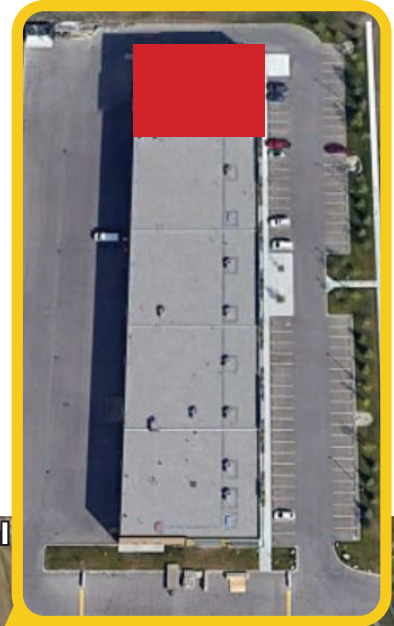
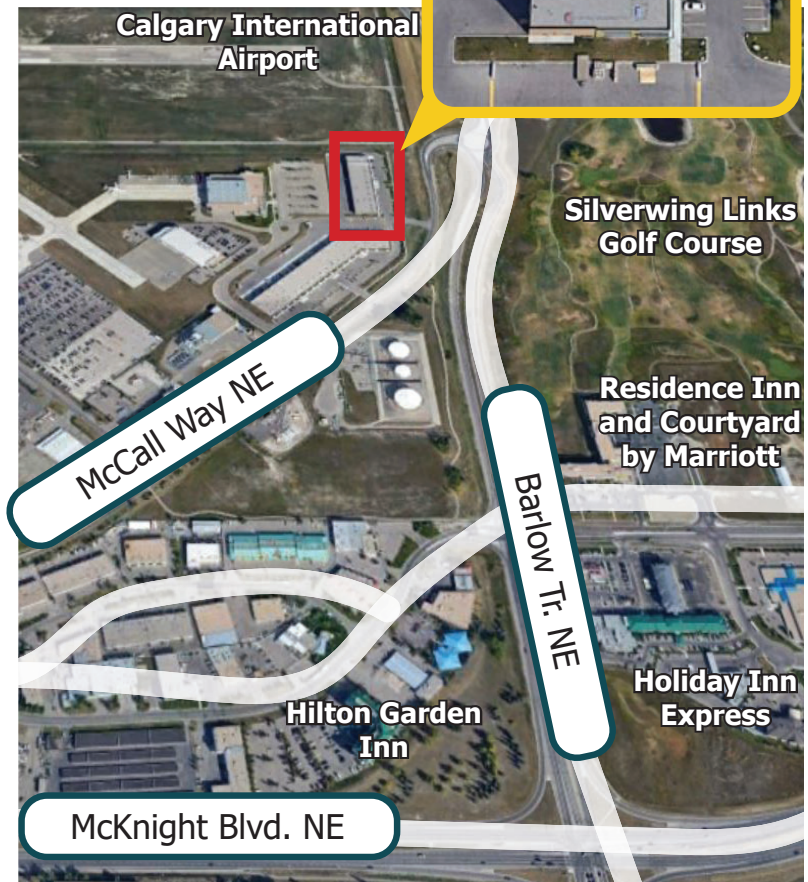
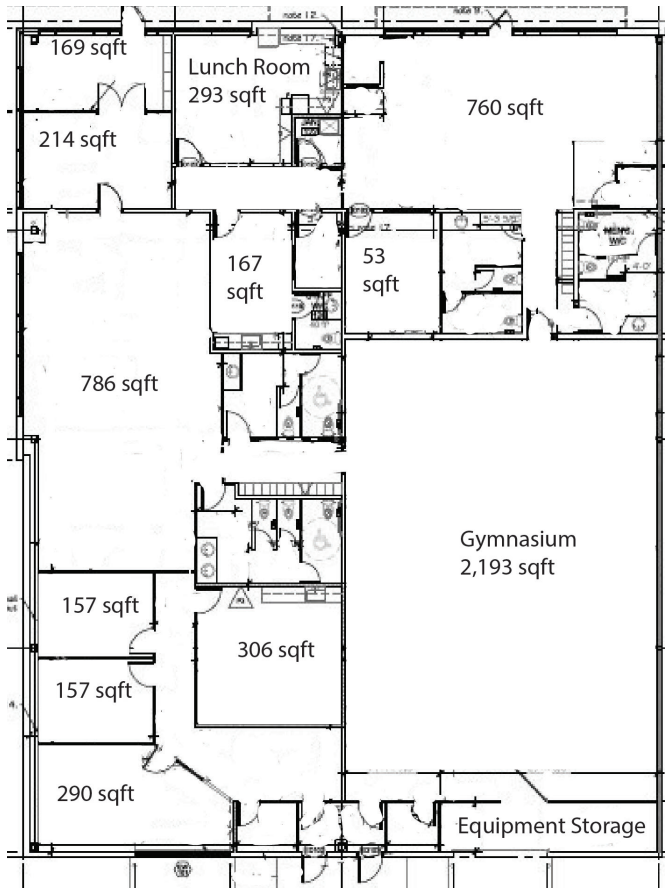
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Property Highlights:

#133/137 5305 McCall Way N.E.

DISTRICT:	Airways Industrial Park
ZONING:	Airport Light Industrial (equivalent to I-G)
BUILDING SIZE:	8,018 sqft
OFFICE SIZE:	5,600 sqft
ELECTRICAL:	200 Amp
CEILING HEIGHT:	22 ft. Clear
LOADING:	Surface - 12' x 14' Overhead Door (2)
LEASE RATE:	\$14.00 per sqft
OPERATING COSTS:	\$2.88 per sqft
PROPERTY TAXES:	\$3.26 per sqft
AVAILABLE:	Sept 1, 2020



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