

For Lease

#240, 3015 12 Street N.E.

HAMPSHIRE COURT

Office • 1,564 sqft



- New Build-Out
- Three Workspaces
- Kitchen
- Free Rent Negotiable
- Improvements Negotiable

- Furnished if required
- 2nd Floor with exposure to 12th Street NE
- Ample parking – surface and energized
- Close proximity to City Centre & Airport



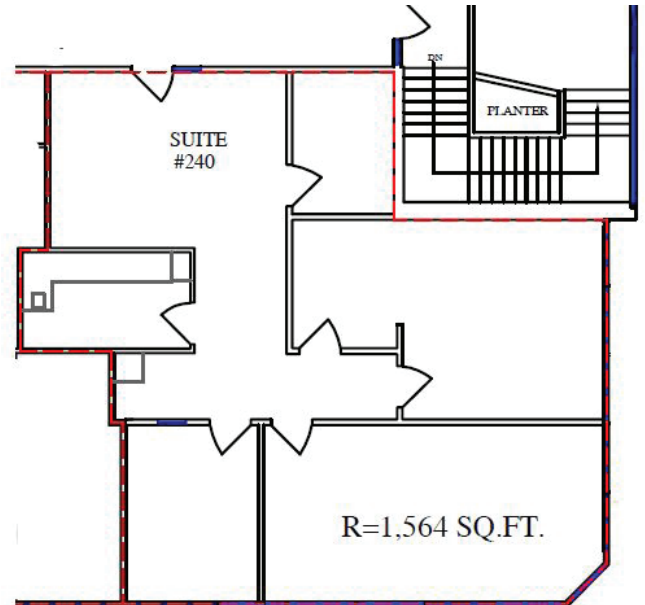
Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

Hardy Nielsen
Mobile: 403.540.6332
Fax: 403.291.3591
Email: Hardy@NorcalGroup.com

Property Highlights:

#240, 3015 12 Street N.E.

ZONING:	I-B
BUILDING SIZE:	24,985 sqft
OFFICE:	1,564 sqft
PARKING:	Ample - Surface and Energized
MECHANICAL:	Roof Top Units in Offices (2)
LEASE RATE:	\$12.00 per sqft
OPERATING COSTS:	\$8.03 per sqft
PROPERTY TAXES:	\$1.98 per sqft
AVAILABLE:	Immediately



Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

Hardy Nielsen
Mobile: 403.540.6332
Fax: 403.291.3591
Email: Hardy@NorcalGroup.com