

# F O R L E A S E

**HIGH EXPOSURE TURNKEY MEDICAL / RETAIL / OFFICE  
1816 33 STREET SE**



## Highlights...

- ✓ Turnkey 4,146 sq. ft of medical space, could be Converted to retail or office
- ✓ Located on International Avenue
- ✓ High traffic location, 40,000 vehicles per day plus Transit and pedestrian traffic
- ✓ Building has undergone recent exterior and interior upgrades and renovations
- ✓ Highly visible signage available
- ✓ Abundant on site parking

# CENTURY 21 Bamber Realty Ltd.

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**Industrial, Retail, Investment Sales & Leasing**

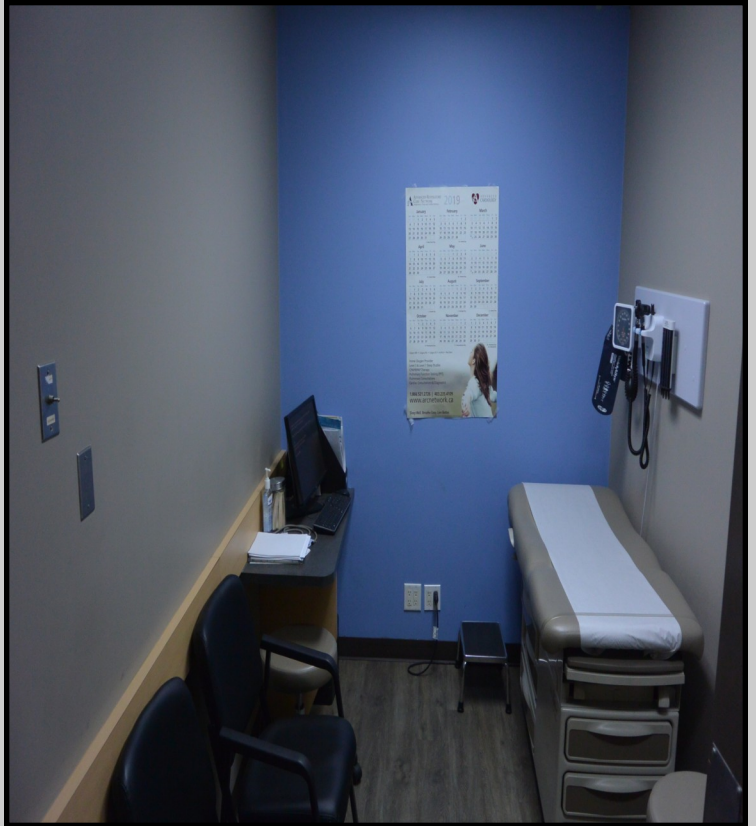
# FOR LEASE

|                         |                                                                                                                                                                                                                                                        |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>         | 1816 33 Street SE, Calgary, Alberta                                                                                                                                                                                                                    |
| <b>AVAILABLE SPACE:</b> | 4,146 sq ft Rentable                                                                                                                                                                                                                                   |
| <b>NET RENT:</b>        | Reduced to \$30.00 per sq ft                                                                                                                                                                                                                           |
| <b>OPERATING COSTS:</b> | \$ 20.11 per sq ft per annum for 2019,                                                                                                                                                                                                                 |
| <b>UTILITIES:</b>       | Separately metered , payable by Tenant                                                                                                                                                                                                                 |
| <b>SIGNAGE:</b>         | Pylon - Market rates<br>Fascia - Available, terms, style & price to be confirmed<br>(in both cases, subject to availability, artwork and installation by the Tenant)                                                                                   |
| <b>PARKING:</b>         | Ample on site                                                                                                                                                                                                                                          |
| <b>TERM:</b>            | 5 years                                                                                                                                                                                                                                                |
| <b>MECHANICAL:</b>      | Fully air conditioned                                                                                                                                                                                                                                  |
| <b>COMMENTS:</b>        | Turnkey medical space, could be converted to Retail or Office. Located on International Avenue, high retail traffic corridor minutes from Deerfoot Trail and downtown, with exposure to 40,000 cars per day as well as Transit and pedestrian traffic. |



NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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