

For Lease

1120 - 68th Avenue NE
Calgary AB



**Large office / flex space with
a fresh new look!**

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YOUNG**



Highlights

- Two storey suburban office building with over 90,000 sq.ft. of rentable area
- Overhead loading doors available for main floor
- Exceptional parking ratio with 342 surface stalls equating to a ratio of 3.8 stalls per 1,000 rentable square feet
- Uniquely designed office building with the ability to be occupied by a single tenant or be demised to accommodate multiple tenants and a wide variety of uses
- 2 insulated dock doors with levelers, building wide sprinkler system, 600 volt/2000 amp electrical service for flex office / lab use.
- Accessible by two bus transit routes (32 and 69), with stops adjacent to the property

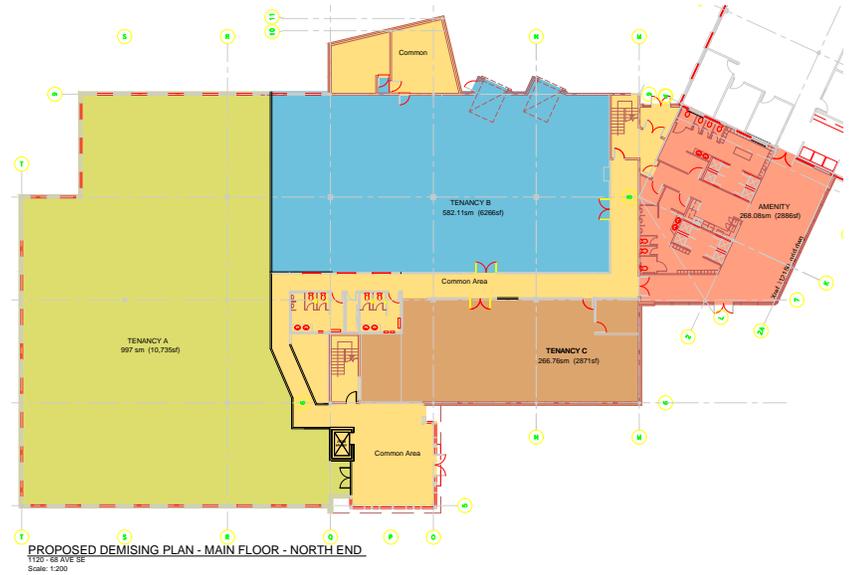
Particulars

Address:	1120 - 68th Avenue NE
Building area:	90,133 sf
Demising options	5,000 sf +
Site size:	5.76 acres
Occupancy:	Q1 2023
Parking stalls:	342 Energized (3.8 / 1,000 sf)
Land use:	I-B (Industrial - Business District) Medical will be considered
Lease rate:	Market
Op. costs:	\$14.15 / sf (est. 2023)
Construction year:	1997 - renovated 2012

North building 1st floor

19,872 sq.ft. Total Rentable Area - Main Floor

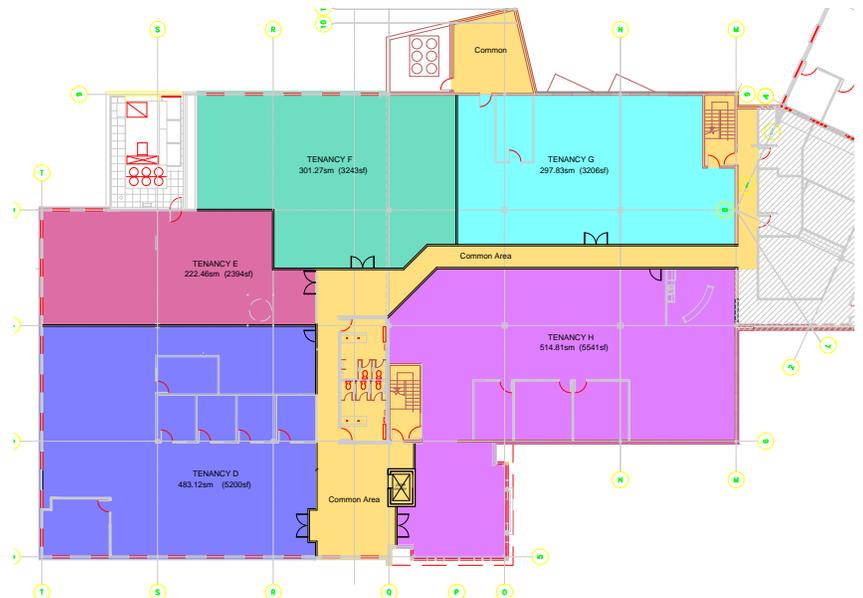
Proposed demising options shown below can be restructured depending on Tenant's needs



North building 2nd floor

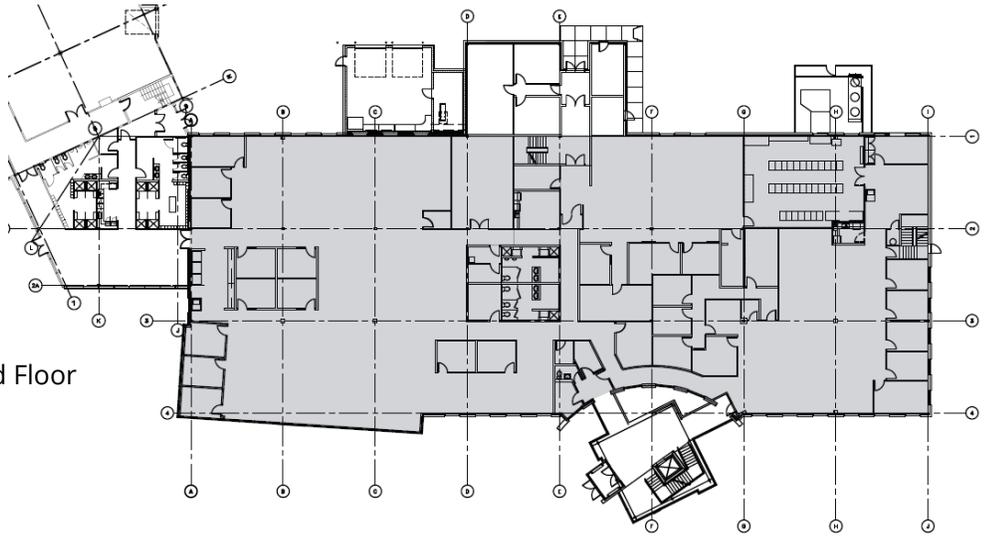
19,584 sq.ft. Total Rentable Area - Second Floor

Proposed demising options shown below can be restructured depending on Tenant's needs



**South building
1st floor**

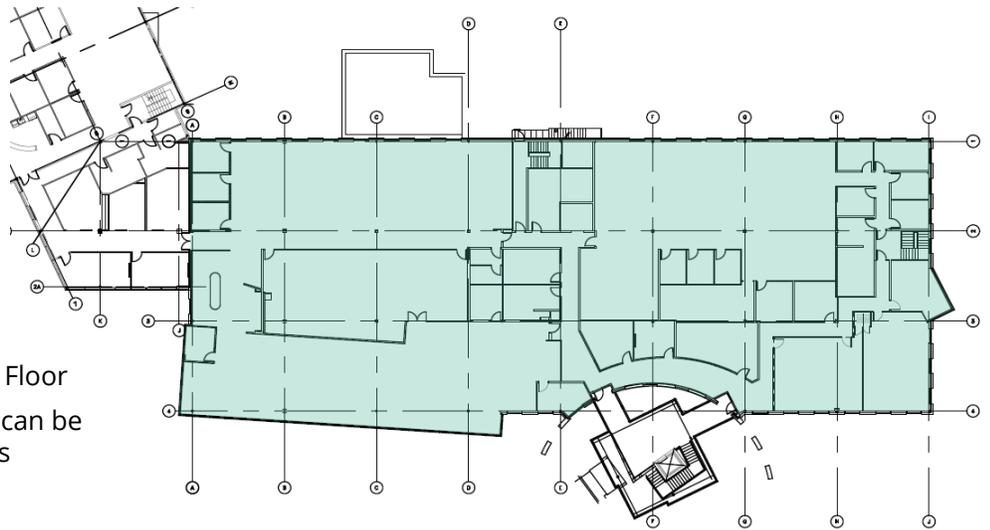
19,973 sq.ft. Total Rentable Area - Second Floor

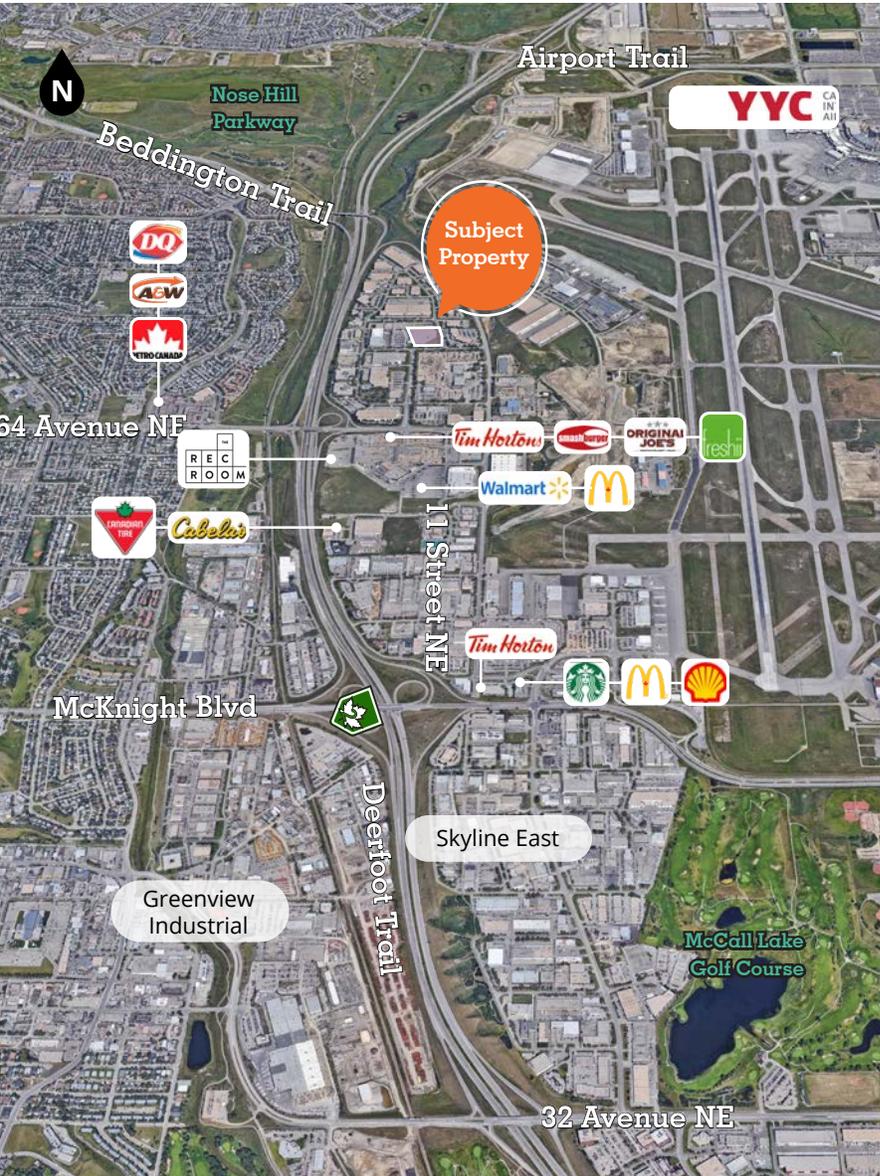


**South building
2nd floor**

19,584 sq.ft. Total Rentable Area - Second Floor

Proposed demising options shown below can be restructured depending on Tenant's needs





Travel Times



The YYC Airport is 7 mins North
Calgary downtown core is 10 mins South



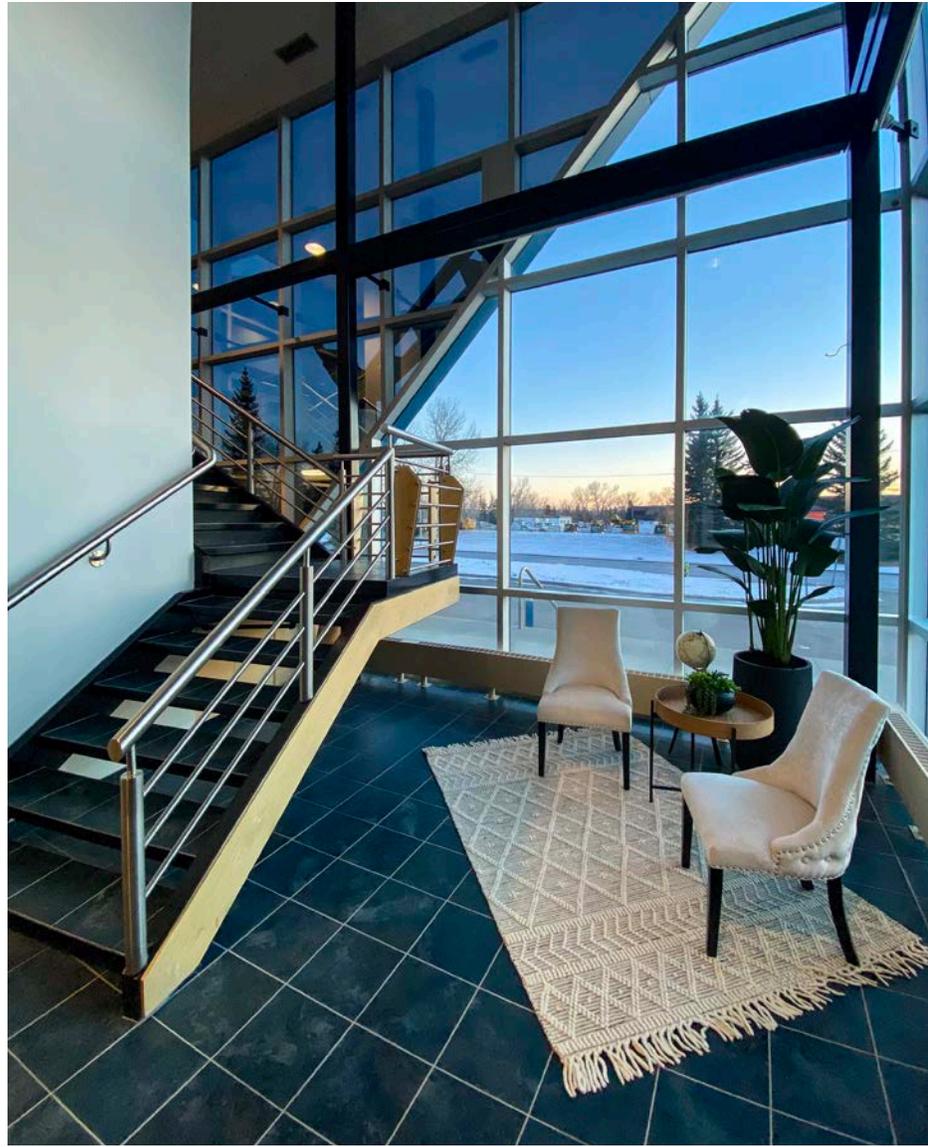
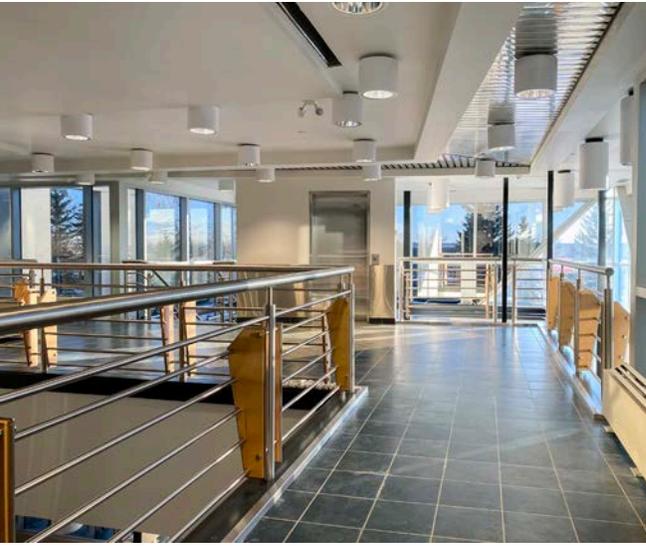
Route 32 (Huntington) is a 1 min walk
Route 69 (Deerfoot Centre) is a 1 min walk South

Location Highlights

- Located in the Deerfoot Business Park with quick and easy vehicle access from Deerfoot Trail by way of the 64 Avenue NE exit
- Close proximity to the Calgary International Airport and the Calgary Downtown Core
- Situated just north of Deerfoot City, a 1.1 million square foot, newly redeveloped retail centre that includes shopping, dining and entertainment amenities serving northeast Calgary







Thank you for your interest!

If you would like more information on this offering
please get in touch.

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