

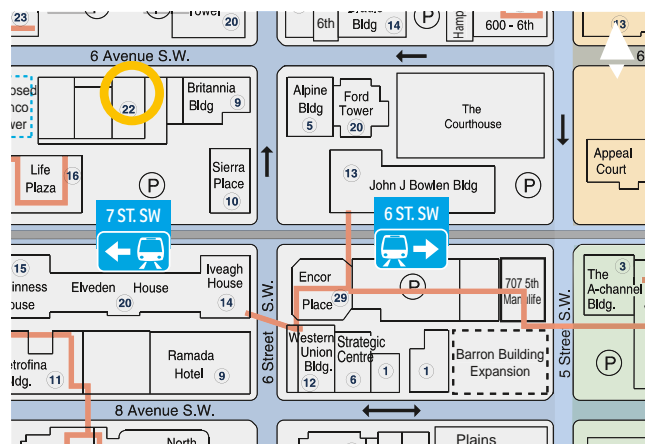
7,014 sf

Plus bonus mezzanine

DOWNTOWN RETAIL SPACE FOR LEASE

Terrace Gardens
717 6th Avenue SW, Calgary

» Centrally located, only one block from the LRT



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Centrally located.
- » One block from the LRT Station.
- » Close to +15 connection.
- » Many amenities in the area.

LEASE INFORMATION

MUNICIPAL ADDRESS:

717 6th Avenue SW, Calgary

AVAILABLE FOR LEASE:

7,014 sq. ft. Main floor

- Plus bonus 1,885 sq. ft. mezzanine at no charge.

AVAILABILITY: Immediate

PARKING:

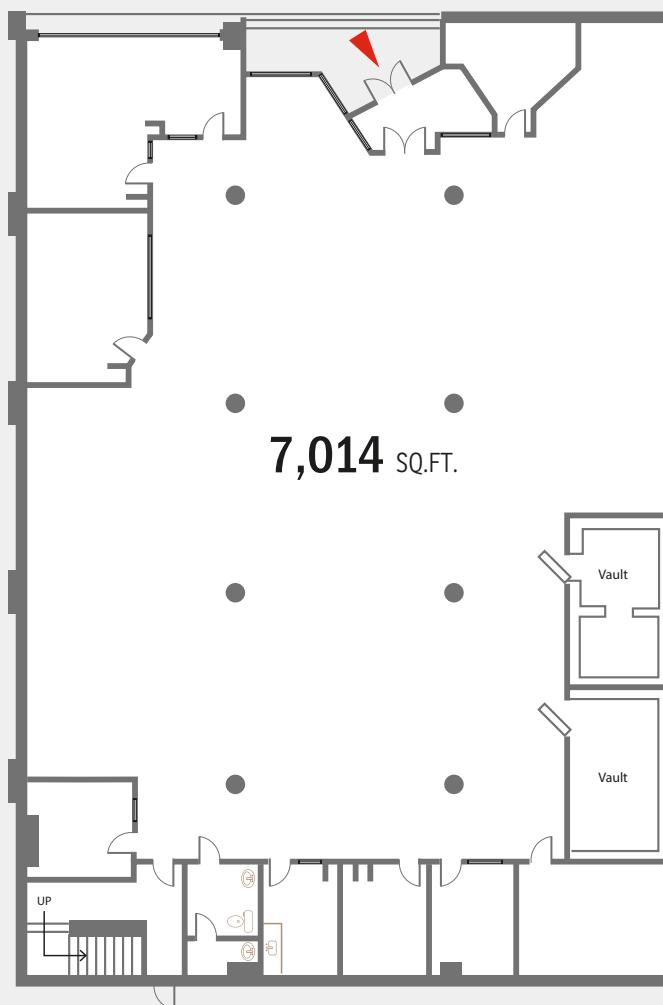
- Underground: \$360/mo per stall
- Surface (covered): \$260/mo per stall

OPERATING COSTS & TAXES:

\$15.00 per sq. ft. (est.)

NET RATE: Market

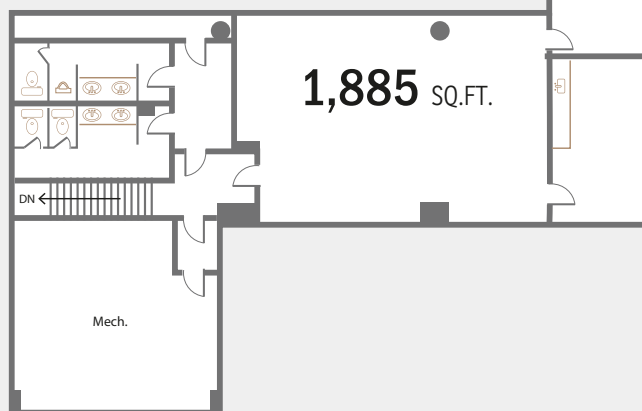
6TH AVENUE SW



7,014 SQ.FT.

MAIN FLOOR

BONUS MEZZANINE



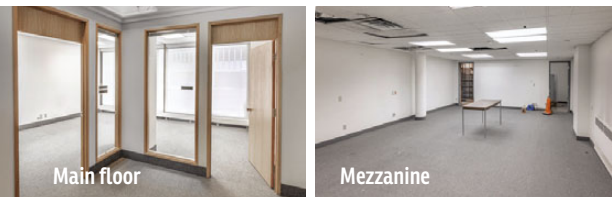
1,885 SQ.FT.



Entrance from 6th Ave-SW



Main floor



Main floor

Mezzanine

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