



FREE-STANDING BUILDING AND OPTIONAL LOT FOR LEASE

6127 Barlow Trail SE
Calgary

» Located on busy intersection of Barlow Trail and
61 Avenue SE



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



» Excellent visibility and signage opportunities on Barlow Trail.

LEASE INFORMATION

MUNICIPAL ADDRESS:
6127 Barlow Trail SE, Calgary

ZONING: I-C

AVAILABLE FOR LEASE: **C/L**

BUILDING:

» 2,500–7,500 sq. ft. – Main floor.

» 2,500 sq. ft. – Lower floor

TOTAL: Up to 10,000 sq. ft.

OPTIONAL LOT:

» ±24,000 sq. ft. Paved and fenced.

TERM: 5-10 years

T.I.A.: Negotiable

PARKING: 36 surface stalls

OP. COSTS:

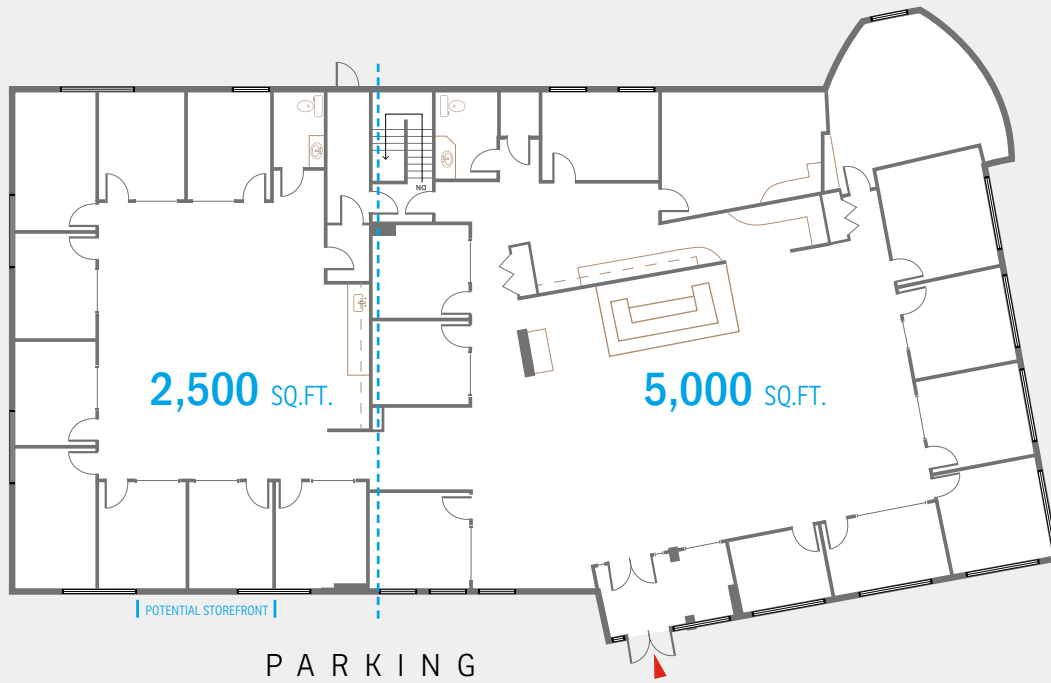
» Building: \$13.00 per sq. ft. (est.)

» Optional Lot: \$1.25 per sq. ft. (est.)

NET RENT: Market rates

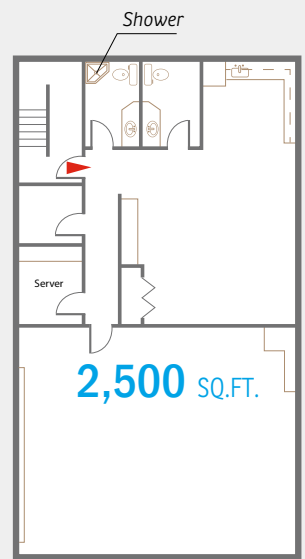


FREE-STANDING BUILDING **C/L**
10,000 SQ.FT. **DEMISABLE**



P A R K I N G

MAIN FLOOR



LOWER FLOOR



Main floor



MAIN FLOOR



LOWER FLOOR

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LOCAL EXPERTISE MATTERS