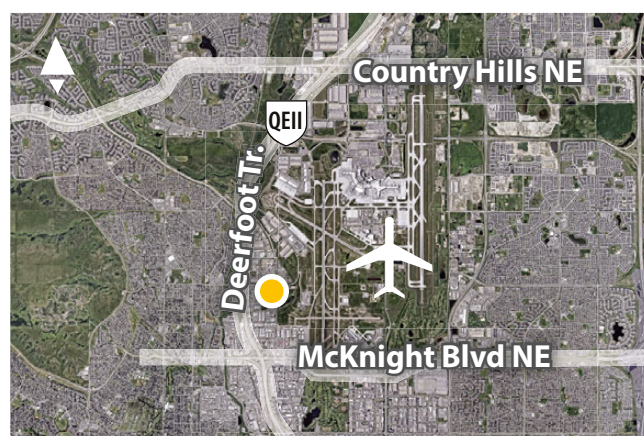




OFFICE SPACE FOR LEASE

**1111 and 1115 57 Avenue NE
Calgary**

- » Walking distance to Deerfoot City.
- » Ample parking – free of charge.



Murray Ion, VICE PRESIDENT, PARTNER

c: 403-797-3103 • d: 403-294-7179 • mion@barclaystreet.com

Allan Jones, EXECUTIVE VICE PRESIDENT

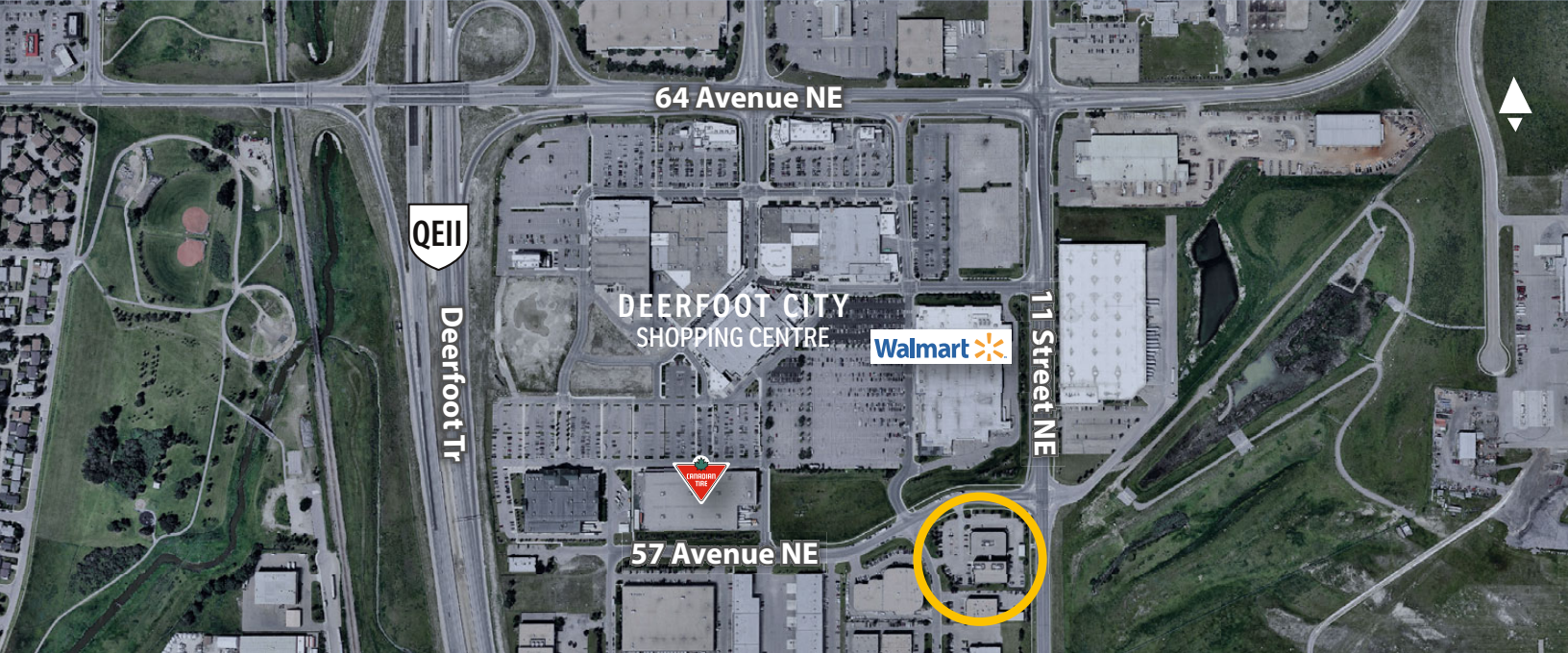
c: 403-850-7621 • d: 403-294-7188 • ajones@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)

c: 516-279-0198 • d: 587-393-9331 • aoconnor@barclaystreet.com



LOCAL
EXPERTISE
MATTERS



- » Excellent access to Deerfoot Trail and McKnight Blvd.
- » Walking distance to Deerfoot City – vibrant retail hub with 50+ retailers (including big-box retailers such as Walmart Supercentre, Canadian Tire and Cabela's), celebrated eateries, seasonal celebrations and year-round entertainment.

LEASE INFORMATION

MUNICIPAL ADDRESS:
1111 and 1115 57 Avenue NE, Calgary

AVAILABLE FOR LEASE:

BUILDING **1** (1111 57 AVE NE):

- » 7,063 sq. ft. – Suite 100 (main fl.)
- » 4,025 sq. ft. – Suite 110 (main fl.)
 - Available on 90-day notice
- » ±1,750* sq. ft. – Suite 100A (2nd fl.)
- » ±3,250* sq. ft. – Suite 110B (2nd fl.)
 - Available June 1, 2025
- » ±3,900* sq. ft. – Suite 100S (2nd fl.)
- » ±1,888* sq. ft. – Suite 215 (2nd fl.)

BUILDING **2** (1115 57 AVE NE):

- » 2,014 sq. ft. – Suite 200 (2nd fl.)

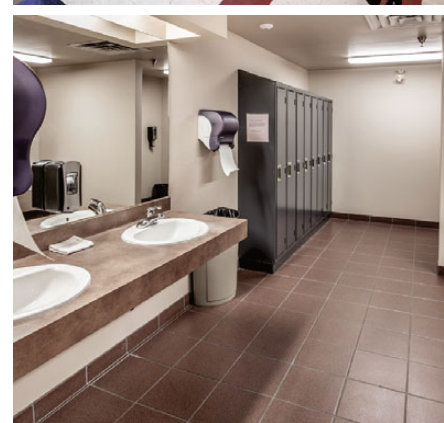
PARKING: Ample – free of charge

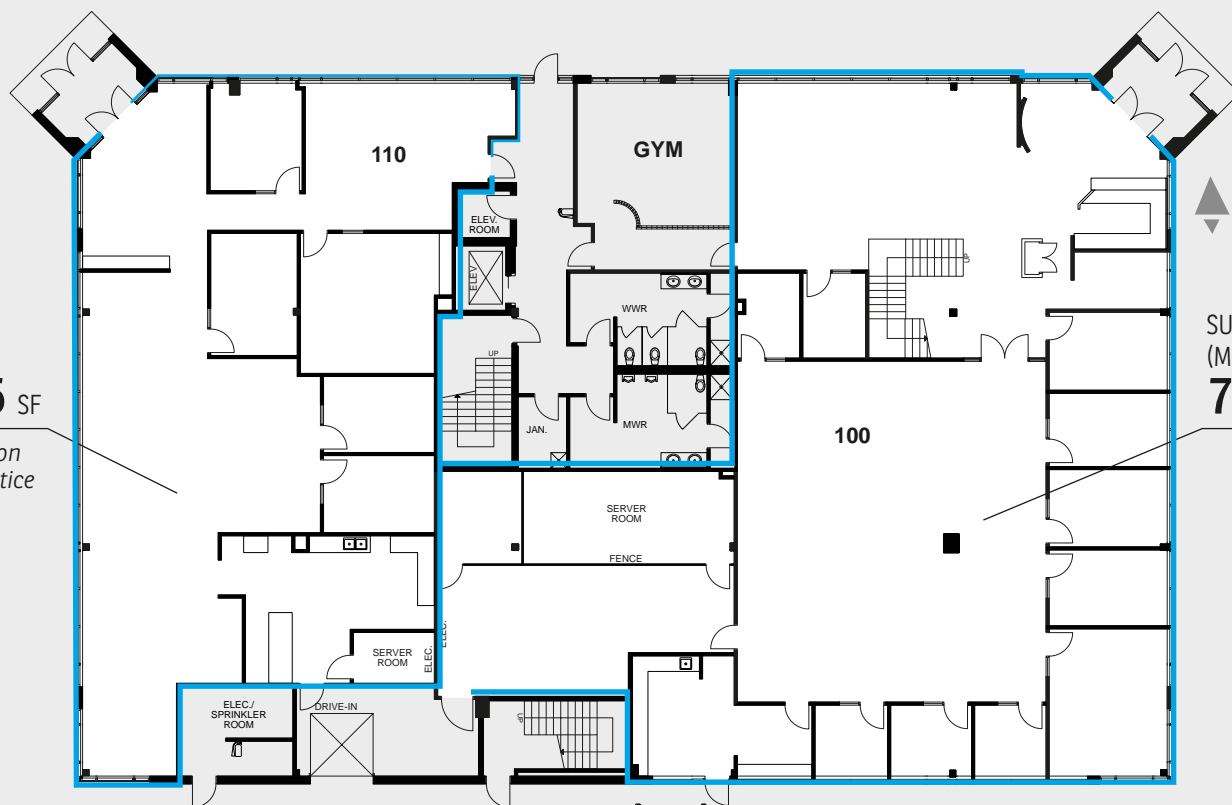
OP. COSTS AND TAXES:

\$12.50 per sq. ft. (est.).

LEASE RATE: Market

* Subject to re-measuring and common area improvements





**SUITE 100
MAIN FL.**



BLDG. **1**
2nd
FLOOR

SUITE 100S
(2ND FL.)
±**3,900** SF



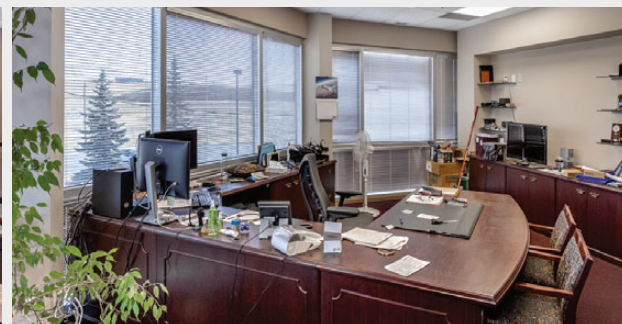
SUITE 100A
(2ND FL.)
±**1,750** SF

SUITE 100B
(2ND FL.)
±**3,250** SF

SUITE 215
(2ND FL.)
±**1,888** SF

All unit areas are subject to re-measuring and common area improvements

SUITE 100A
2ND FL.



SUITE 100S
2ND FL.

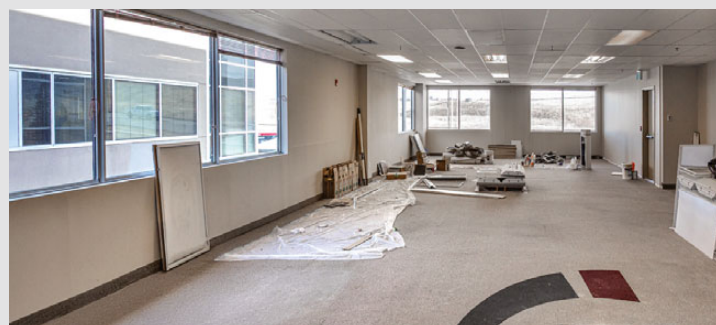
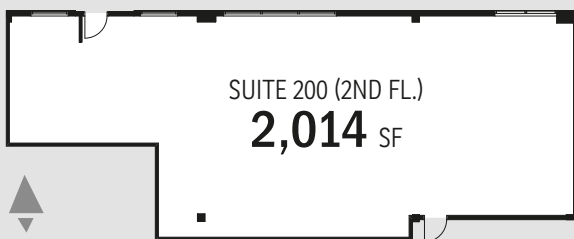


SUITE 215
2ND FL.



BLDG. **2**
2nd
FLOOR

SUITE 200 (2ND FL.)
2,014 SF



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LOCAL EXPERTISE MATTERS