



Building 1

4,025 sf Suite 110
(main fl.)

1,075 sf Suite 215
(2nd fl.)

810 sf Suite 200
(2nd fl.)

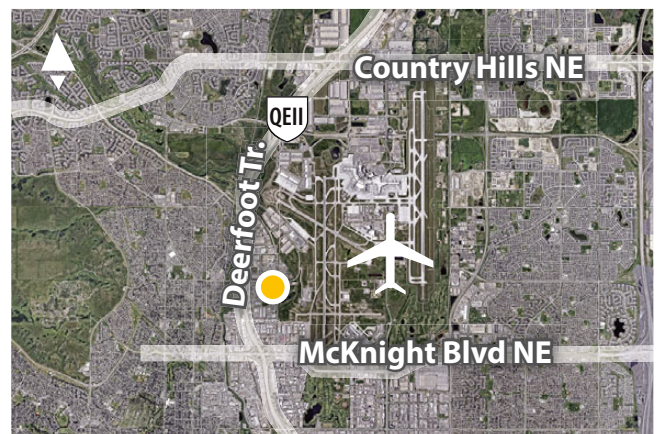
Building 2

2,014 sf Suite 200
(2nd fl.) ^{C/L}

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

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TCN
WORLDWIDE
REAL ESTATE SERVICES

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.) **C/L**
- » 4,025 sq. ft. – Suite 110 (main fl.)
 - Available on 90-day notice
- » 810 sq. ft. – Suite 200 (2nd fl.)
- » 1,075 sq. ft. – Suite 215 (2nd fl.)
- » 5,338 sq. ft. – Suite 100B (2nd fl.) **C/L**
- » 2,457 sq. ft. – Suite 205 (2nd fl.) **C/L**

BUILDING 2 (1115 57 AVE NE):

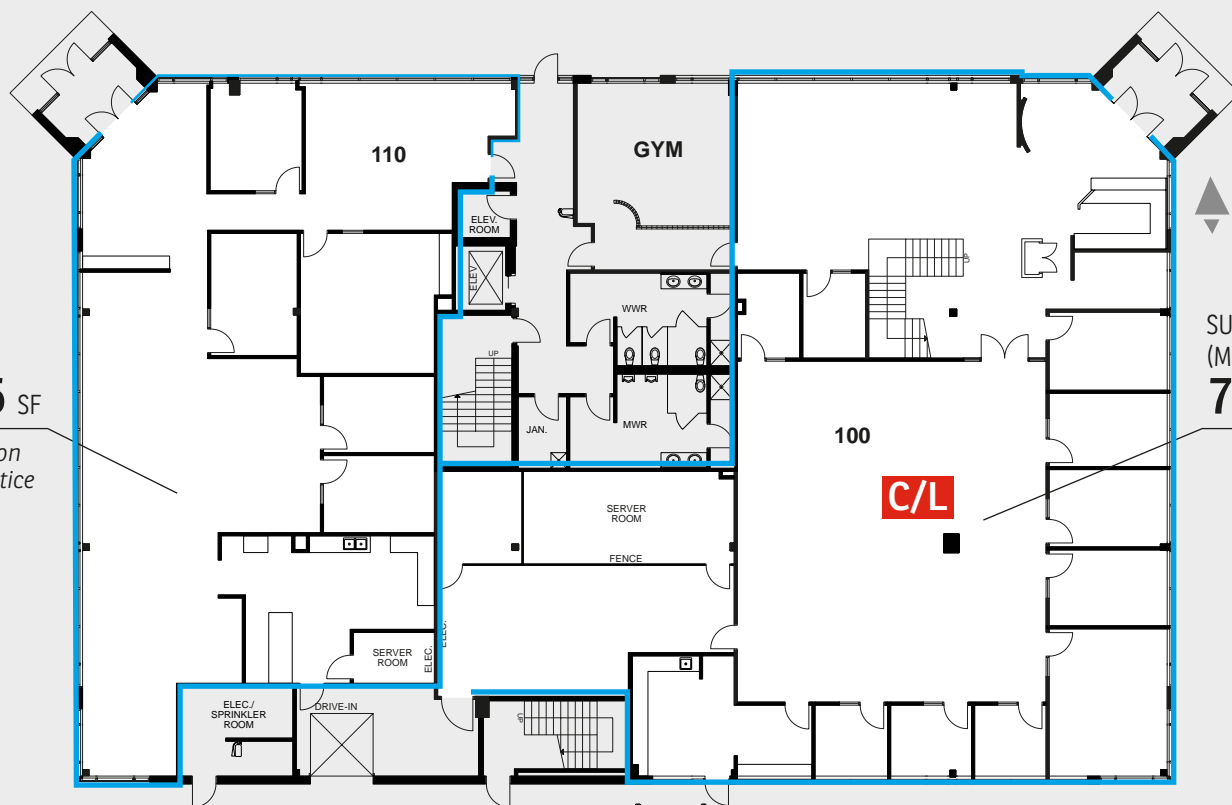
- » 2,014 sq. ft. – Suite 200 (2nd fl.) **C/L**

PARKING: Ample – free of charge

OP. COSTS AND TAXES:
\$12.50 per sq. ft. (est.).

LEASE RATE: Market





SUITE 100
MAIN FL.



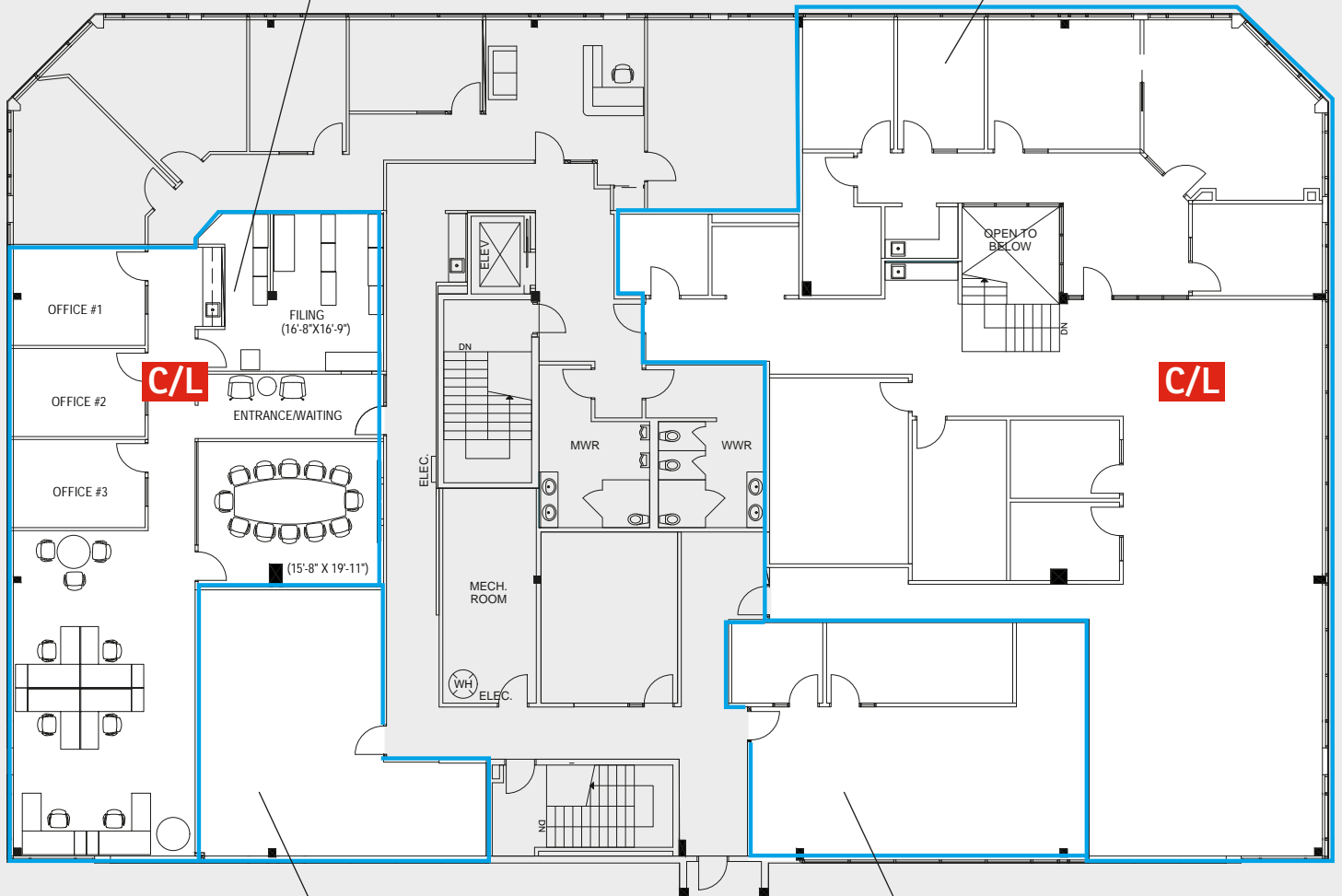
BLDG. 1
2nd FLOOR

SUITE 205
(2ND FL.)

2,457 SF

SUITE 100B
(2ND FL.)

5,338 SF



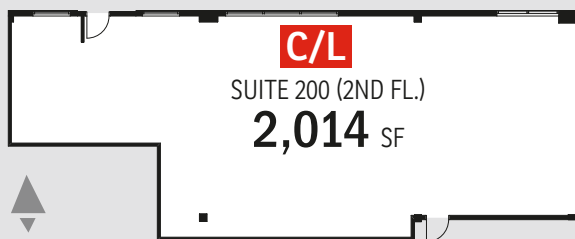
SUITE 200
(2ND FL.)

810 SF

SUITE 215
(2ND FL.)

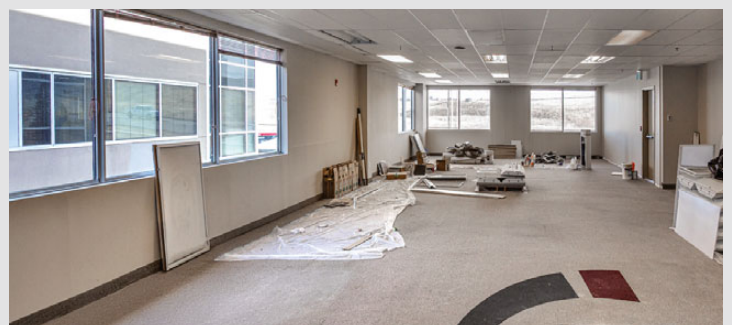
1,075 SF

BLDG. 2
2nd FLOOR



SUITE 200 (2ND FL.)

2,014 SF



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