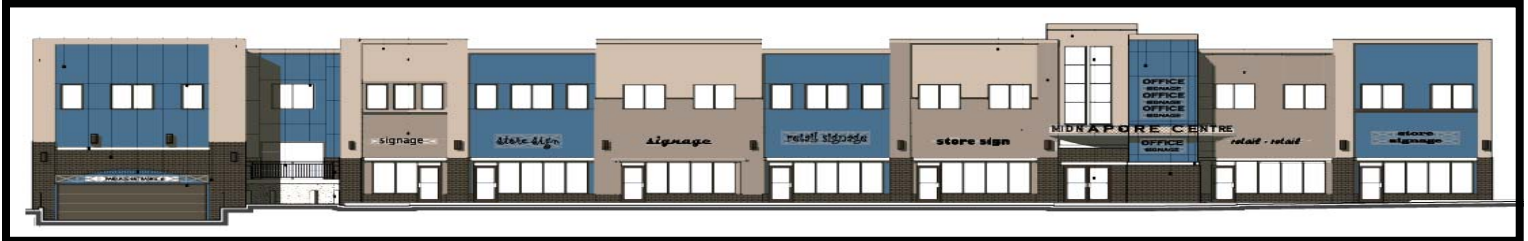


397 Midridge Dr. S.E., Calgary, Alberta



**RETAIL SPACE AVAILABLE
FROM 1,184 - 9,748 SQ. FT.**

**OFFICE SPACE AVAILABLE
FROM 1,598 TO 8,691 SQ.
FT.**



FEATURES. . . .

- New building in Midnapore.
- Neighboring tenants include Tim Horton's, Scotia Bank, Pizza Hut, and a 7/11. Area is a popular location for medical service offices.
- Easy access to McLeod Trail from Midlake Blvd.
- Second floor office space ideal for medical, personal services, and office use.

WWW
avenuecommercial.com

Toll Free: 1-800-750-6766

AVENUE
COMMERCIAL

Suite 40, 308 - 11th Avenue SE

Calgary, AB T2G 0Y2

Phone: (403) 802-6766

Fax: (403) 802-6768

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397 Midridge Dr. S.E., Calgary, Alberta



For Lease

PROPERTY DESCRIPTION

District: Midnapore

Address: 397 Midridge Dr. S.E

Office Area: 1,598 to 8,691 sq. ft. (approx)

Retail Area: 1,184-9,748 sq.ft. (approx)

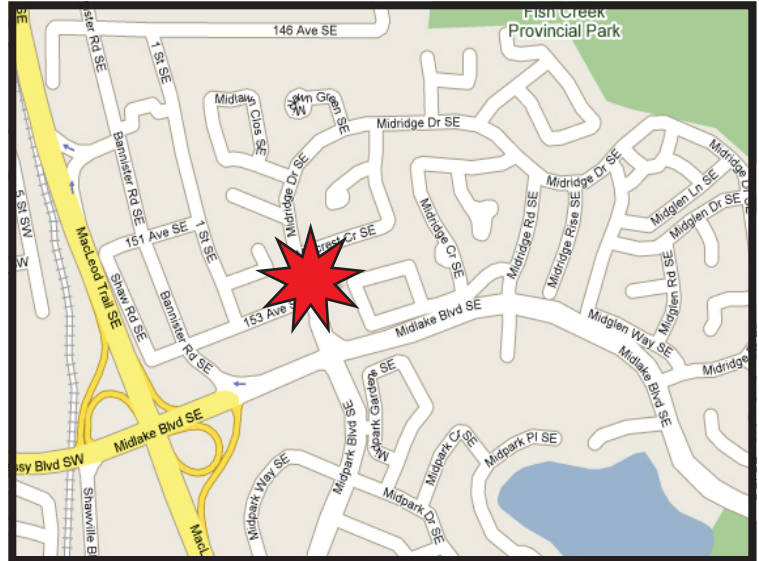
Parking: 29 above, 28 underground

Op Costs: TBV

Net Rent: \$25-30 p.s.f Main floor
\$20-25 p.s.f Second floor

Completion: Spring 2009

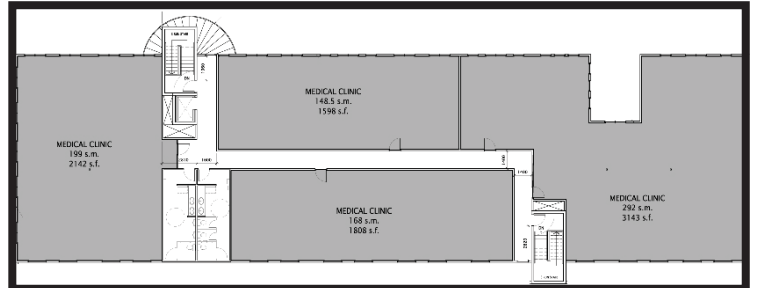
SITE MAP



GROUND FLOOR LAYOUT



SECOND FLOOR LAYOUT



CONTACT INFORMATION

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