

## 8th Street Business Centre



### UP TO 25,000 SQUARE FEET

Building redesigned with new exterior creating image ideal for flex showroom, office and warehouse premises.

Exposure to Blackfoot Trail with traffic counts of 30,000 vehicles per day (2006)

Landlord will build space out to suit tenant requirements.

Great signage and parking available.

**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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# For Lease



## LOCATION



- Available:** Negotiable
- Net Rent:** Market
- Op.Costs:** \$3.25 psf (est.2008)
- TI Allowance:** Negotiable
- Parking:** Negotiable (currently able to provide a minimum of 1 stall per 750 square feet)

## AVAILABILITY

8th Street Business Centre Availability		
Unit	Area (Sq. Ft.)	Status
809 34th Avenue SE	9,720	Leased
<b>825 34th Avenue SE</b>	<b>1,272-5,772</b>	<b>Vacant: availability negotiable</b>
833 34th Avenue SE	4,289	Leased
3603 8th Street SE	3,976	Leased
3619 8th Street SE	4,000	Leased
3633 8th Street SE	11,766	Leased
<b>3635 8th Street SE</b>	<b>13,824 to 19,700</b>	<b>Available with 3 months notice</b>
3639 8th Street SE	22,905	Leased



## CONTACT INFORMATION

Kael Smith  
 (403) 802-6766 ex 252  
 ksmith@avenuecommercial.ca

Brian Sugden  
 (403) 802-6766 ex 246  
 bsugden@avenuecommercial.ca

**www**  
 avenuecommercial.com

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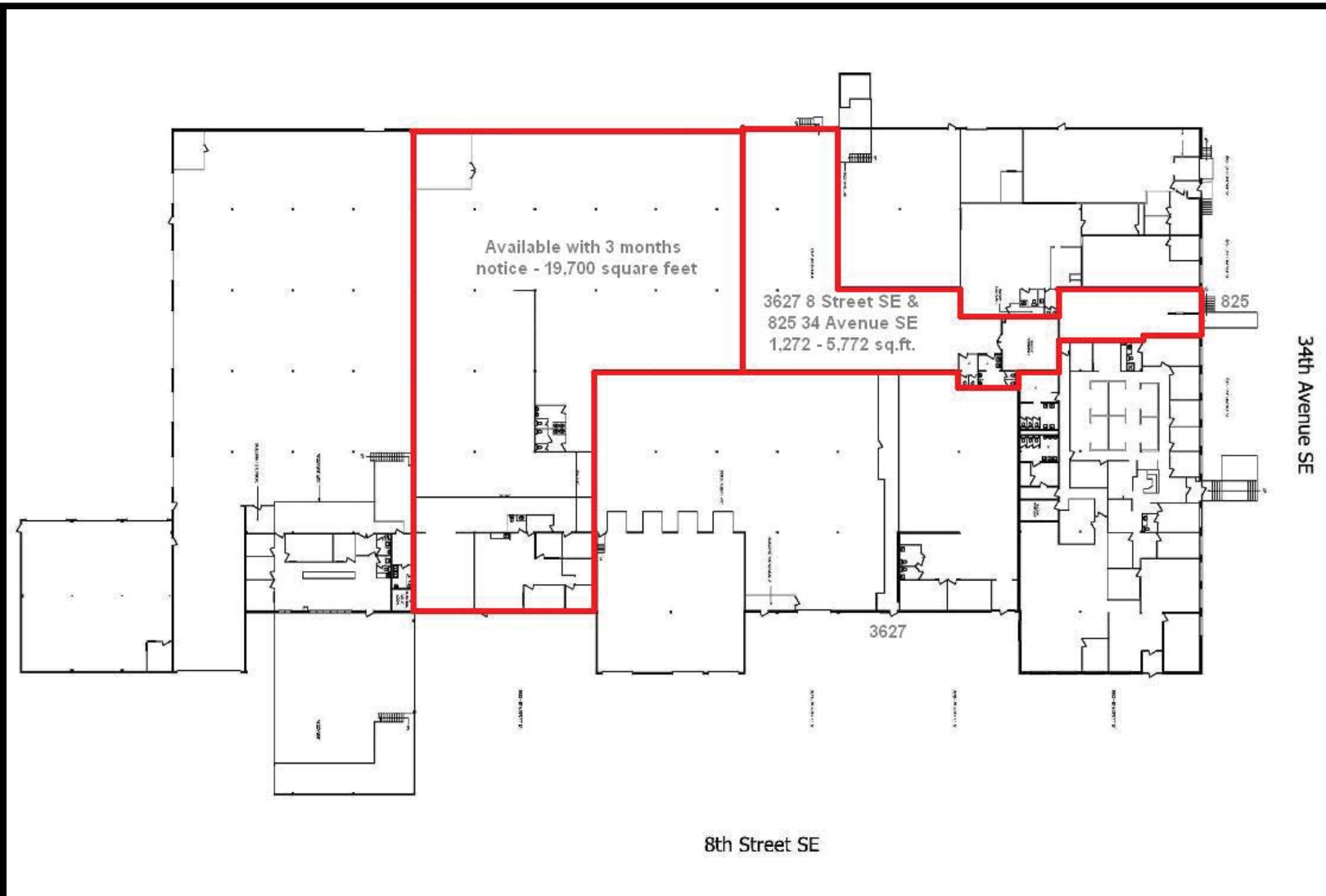
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## SPACE PLAN



[www.avenuecommercial.com](http://www.avenuecommercial.com)

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