

Building and Leasing Information

Leasing Information for 401-403, 33rd Street N.E., Calgary



ADDRESS	403 – 33rd Street NE, Suite 300, Calgary
LOCATION	Located at the south-west corner of 5th Avenue and 33rd Street N.E.
DATE AVAILABLE	Immediate
TYPE	Office
RENTABLE AREA	4,337 sq. ft.
NET RENT	\$ 16.00 /sq.ft.
ESTIMATED TMI	\$8.10 / sq. ft.
ELECTRICAL/HVAC	200 amps, 600 volt
FEATURES	Abundant parking available onsite Easily accessible via Deerfoot Trail & Memorial Drive NE and conveniently located near the LRT

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BUILDING TYPE	Industrial and Office
DESCRIPTION	Multi-tenant office-industrial property
YEAR BUILT	1974
GRA (SQUARE FEET)	260,000 sq. ft. industrial/office building
LAND (ACRES)	15 acres
ZONING	IG – General Industrial
LOADING DOORS	8 Exterior Truck Level Docks 10 Interior Truck Level Docks 1 Drive-in Door
STRUCTURE	Reinforced concrete frame (beams, columns), with pre-cast concrete joists supporting the steel roof decks.
SPECIAL FEATURES	3.8 acres of surplus land

Building Plan for 401-403, 33rd Street N.E., Calgary

Space Plan forthcoming