

Scout

Real Estate Ltd

FOR LEASE

3,510 SF

OFFICE OPPORTUNITY

BELOW MARKET OPERATING COSTS

1120 - 53RD AVENUE NE

SUITE 101

CALGARY, ALBERTA



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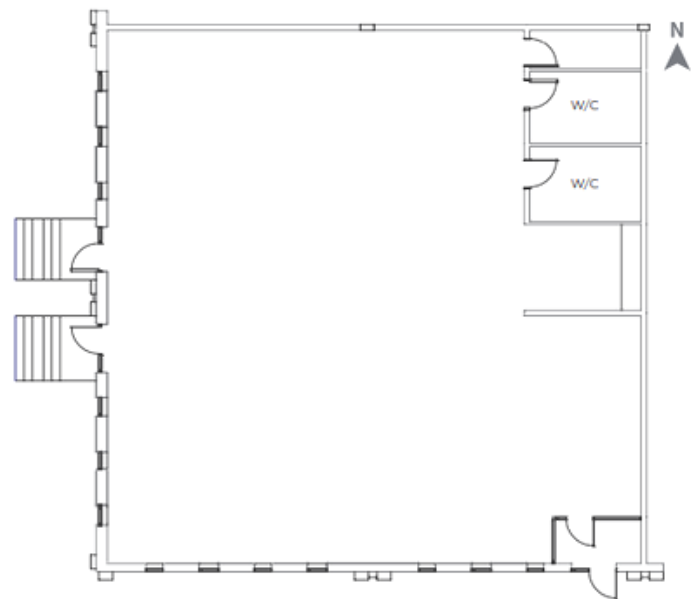
SUITE 101

OFFICE LEASE OPPORTUNITY

- Available Immediately
- Fully renovated with brand new improvements including:
 - Carpet / Paint
 - Kitchenette with dishwasher
 - Two accessible washrooms in-suite
- Below market Operating Costs of \$6.90 PSF (2023 Budget - Includes water & sewer)
- Nearby amenities:
Deerfoot City (1.4 km / 3 minute drive) and
Aviation Crossing (800m / 3 minute drive)
- Dedicated, newer generation HVAC system
- Ample free surface parking
- Calgary Transit bus service along 11 Street NE connecting to C-Train
- Move-in ready with open plan
- Additional improvements negotiable (ie. Enclosed offices / boardroom)
- Vestibule at main entrance to enhance temperature control and comfort for staff
- Ample natural light with enhanced security (bars can be removed if preferred)
- I-G zoned with Office as approved Use
- Excellent NE location with easy access to Deerfoot Trail, McKnight Boulevard and 64th Avenue NE
- Professionally owned and managed by ONE Properties



EXISTING FLOOR PLAN



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NEARBY AMENITIES

DEERFOOT CITY

1.4 KM / 3 MINUTE DRIVE

OVER 50 RETAILERS INCLUDING:

- MUCHO BURRITO
- ORIGINAL JOE'S
- FRESHII
- WALMART
- REC ROOM
- IFLY
- TIM HORTONS
- GOODLIFE FITNESS
- CANADIAN TIRE

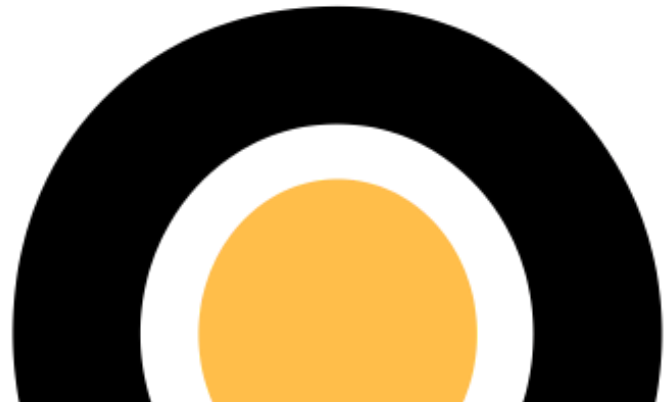
AVIATION CROSSING

800M / 3 MINUTE DRIVE

OVER 15 RETAILERS INCLUDING:

- STARBUCKS
- JIFFY LUBE
- OPA!
- SHELL
- CAR WASH
- KIDS 'N COMPANY CHILD CARE

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