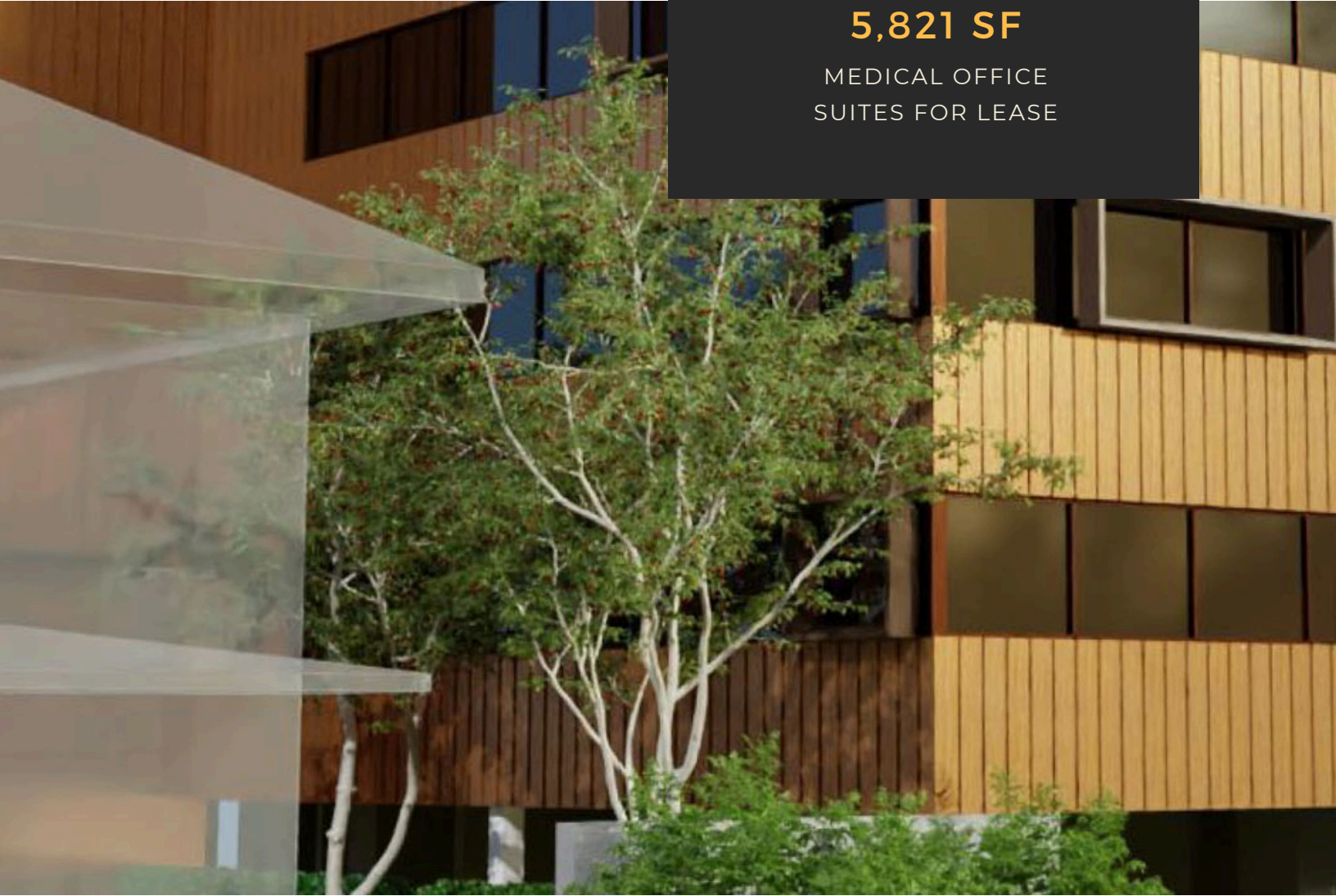


BLAZA BUILDING

417 - 14 STREET NW

5,821 SF

MEDICAL OFFICE
SUITES FOR LEASE



FEATURES

- SECOND FLOOR 4,500 SF +/-
- THIRD FLOOR 1,321 SF +/-
- RENOVATION UNDERWAY
- AMPLE PARKING
- GREAT EXPOSURE TO 14TH STREET IN THE HILLHURST COMMUNITY

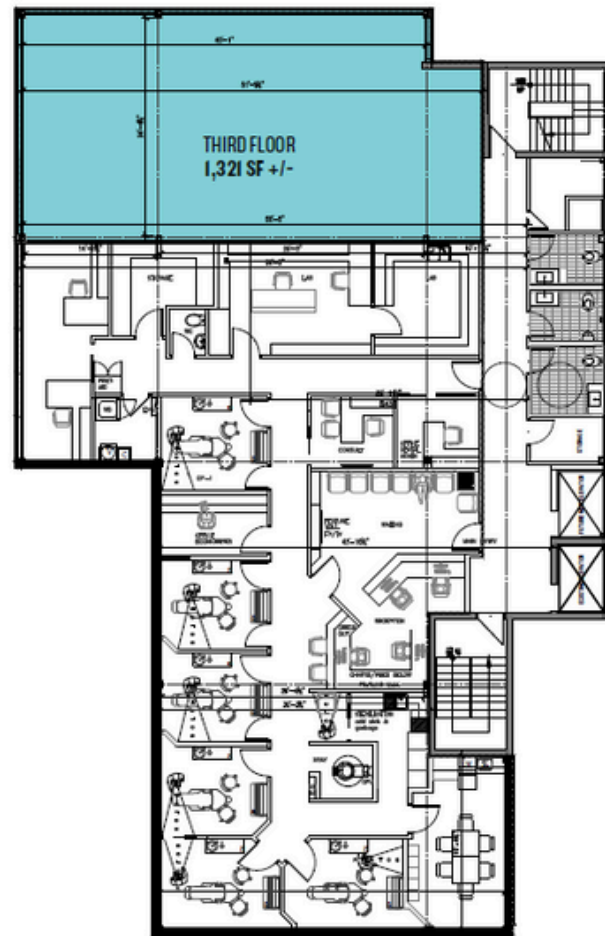
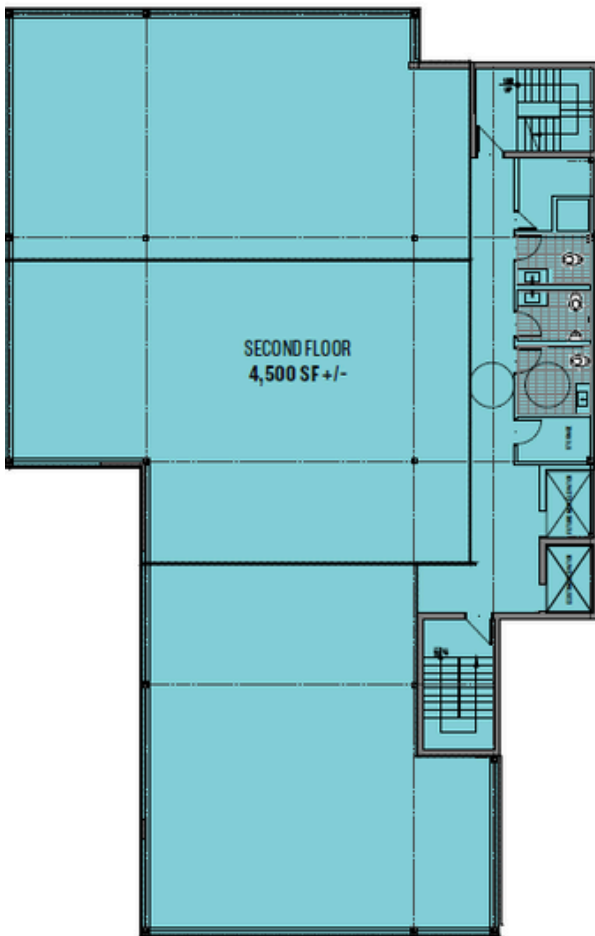
Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Andrew Kay (Lead)
Associate
(403)354-3434
akay@scoutrealestate.ca

BLAZA BUILDING PROPERTY INFORMATION

TERM:	5 - 10 YEARS
NET RENT:	MARKET
OP COSTS (2024 BUDGET):	\$18.00 PSF (TBD)
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	Q4 2024

FLOOR PLANS



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Andrew Kay (Lead)
Associate
(403)354-3434
akay@scoutrealestate.ca

SCOUTREALESTATE.CA