

Scout

Real Estate Ltd

FOR LEASE

3,510 SF
OFFICE OPPORTUNITY
WITH *BELOW MARKET* OPERATING COSTS

1120 - 53RD AVENUE NE
SUITE 101
CALGARY, ALBERTA



FEATURES

- AVAILABLE IMMEDIATELY
- RENOVATED WITH BRAND NEW IMPROVEMENTS
- COMPETITIVE OPERATING COSTS OF \$6.19 PSF (2020 BUDGET - INCL. WATER & SEWER)
- AMENITIES NEARBY WITH DEERFOOT CITY (1.8 KM) AND AVIATION CROSSING (800M)
- DEDICATED HVAC SYSTEM (COVID FRIENDLY) WITH AMPLE FREE SURFACE PARKING

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3,510 SF

FULLY RENOVATED OFFICE SPACE WITH NEW IMPROVEMENTS INCLUDING:

- CARPET
- PAINT
- KITCHENETTE WITH UPPER CABINETS AND DISHWASHER
- TWO (2) ACCESSIBLE SINGLE WASHROOMS IN-SUITE



ADDITIONAL FEATURES

- EXCELLENT NE LOCATION WITH EASY ACCESS TO DEERFOOT TRAIL, MCKNIGHT BOULEVARD AND 64 AVENUE NE
- AMPLE FREE SURFACE PARKING WITH 21 STALLS
- CALGARY TRANSIT BUS SERVICE ALONG 11 STREET NE CONNECTING TO C-TRAIN
- MOVE-IN READY WITH OPEN PLAN
- LANDLORD CAN CONSTRUCT ADDITIONAL IMPROVEMENTS TO SUIT (ENCLOSED OFFICE(S) / BOARDROOM)
- VESTIBULE AT MAIN ENTRANCE TO ENHANCE TEMPERATURE CONTROL AND COMFORT FOR STAFF
- EXCELLENT NATURAL LIGHT WITH AMPLE WINDOWS AND ENHANCED SECURITY WITH BARS (CAN BE REMOVED IF PREFERRED)



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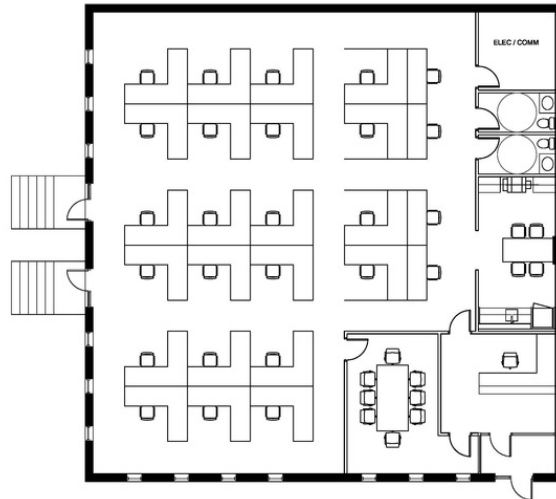
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Sample Layout - Open Plan

- BOARDROOM
- 26 WORKSTATIONS

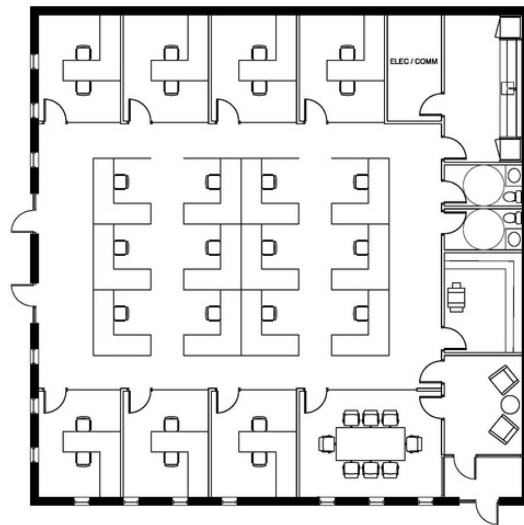
**Existing placement of kitchenette, washrooms and elec/comm room differs slightly from sample layout



Sample Layout - Office Plan

- BOARDROOM
- 7 OFFICES
- 12 WORKSTATIONS

**Existing placement of kitchenette, washrooms and elec/comm room differs slightly from sample layout



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NEARBY AMENITIES

DEERFOOT CITY

OVER 50 RETAILERS INCLUDING:

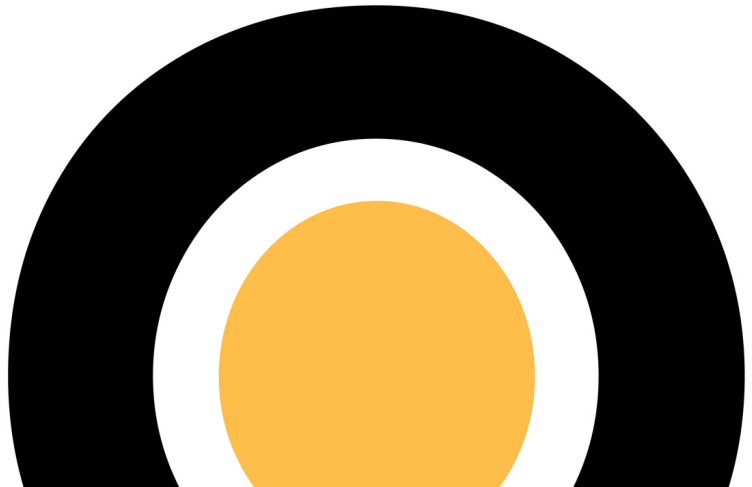
- MUCHO BURRITO
- ORIGINAL JOE'S
- FRESHII
- WALMART
- REC ROOM
- IFLY
- TIM HORTONS
- GOODLIFE FITNESS
- CANADIAN TIRE

AVIATION CROSSING

OVER 15 RETAILERS INCLUDING:

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

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