

PETWIN COMMERCIAL CENTRE

7909 FLINT ROAD SE

UP TO 6,123 SF

2ND FLOOR OFFICE
MULTIPLE DEMISING OPTIONS



FEATURES

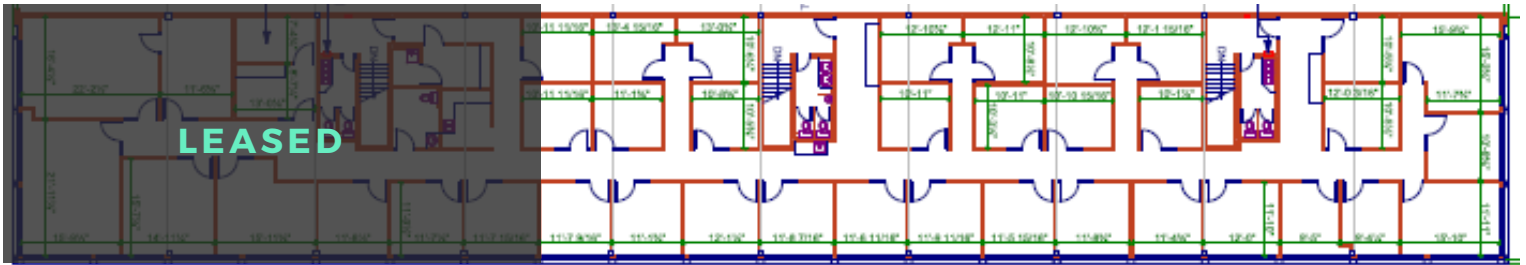
- QUALITY OFFICE SPACE WITH LOW OPERATING COSTS - \$9.85 PSF (2022) BUDGET
- AMPLE FREE SURFACE PARKING
- LANDLORD INITIATING A NEW SHOW SUITE PROGRAM
- MULTIPLE DEMISING OPTIONS
- SECOND FLOOR WALK UP WITH EXCELLENT NATURAL LIGHT (NEW WINDOWS OPEN!)
- CENTRAL LOCATION WITH EASY ACCESS TO MACLEOD AND HERITAGE
- SIGNAGE OPPORTUNITIES VISIBLE FROM MACLEOD TRAIL FOR THE WEST END UNIT

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

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca

LEASING OPPORTUNITY:

TERM:	FLEXIBLE
NET RENT:	MARKET
AREA:	6,123 SF (CAN BE SUBDIVIDED)
OP COSTS (2022 BUDGET):	\$9.85 PSF (INCL JANITORIAL & UTILITIES)
IMPROVEMENT ALLOWANCE/TURNKEY:	NEGOTIABLE
AVAILABLE:	IMMEDIATELY
YEAR BUILT:	1971
PARKING:	FREE SURFACE SCRAMBLE
ZONING:	I-C (INDUSTRIAL COMMERCIAL)



Multiple demising opportunities & improved suite can be toured!

CURRENT CONFIGURATION

- 28 OFFICES
- 2 BOARDROOMS
- COFFEE STATION
- COMMON WASHROOM
- 3 STAIRWELL ACCESS POINTS



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