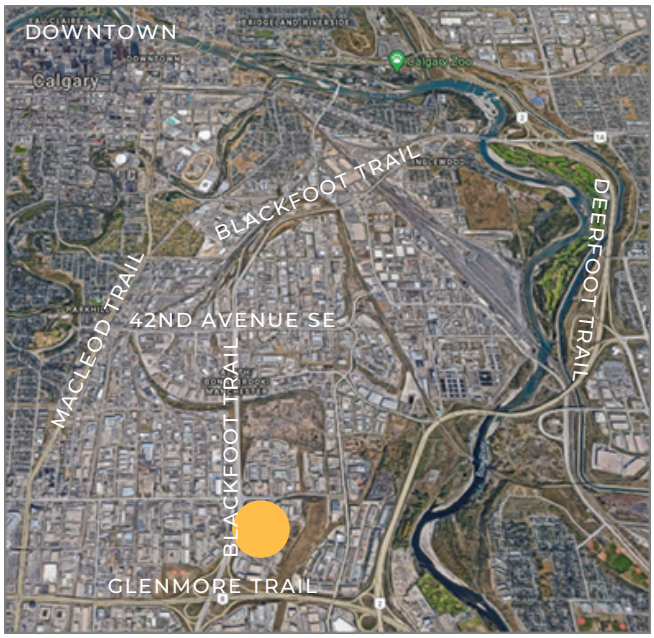
Scout
Real Estate Ltd

OFFICE SPACE FOR LEASE

6420 - 6A STREET SE

SUITE 100 - 2,838 SF
MAIN FLOOR OFFICE



FEATURES

- FLEXIBLE SHORT TERM - 2 YEARS PREFERRED
- COMBO OFFICE/OPEN PLAN LAYOUT
- HIGH-END FINISHES THROUGHOUT
- EXCELLENT EXPOSURE TO BLACKFOOT TRAIL
- QUICK ACCESS TO DOWNTOWN AND ALL QUADRANTS OF THE CITY

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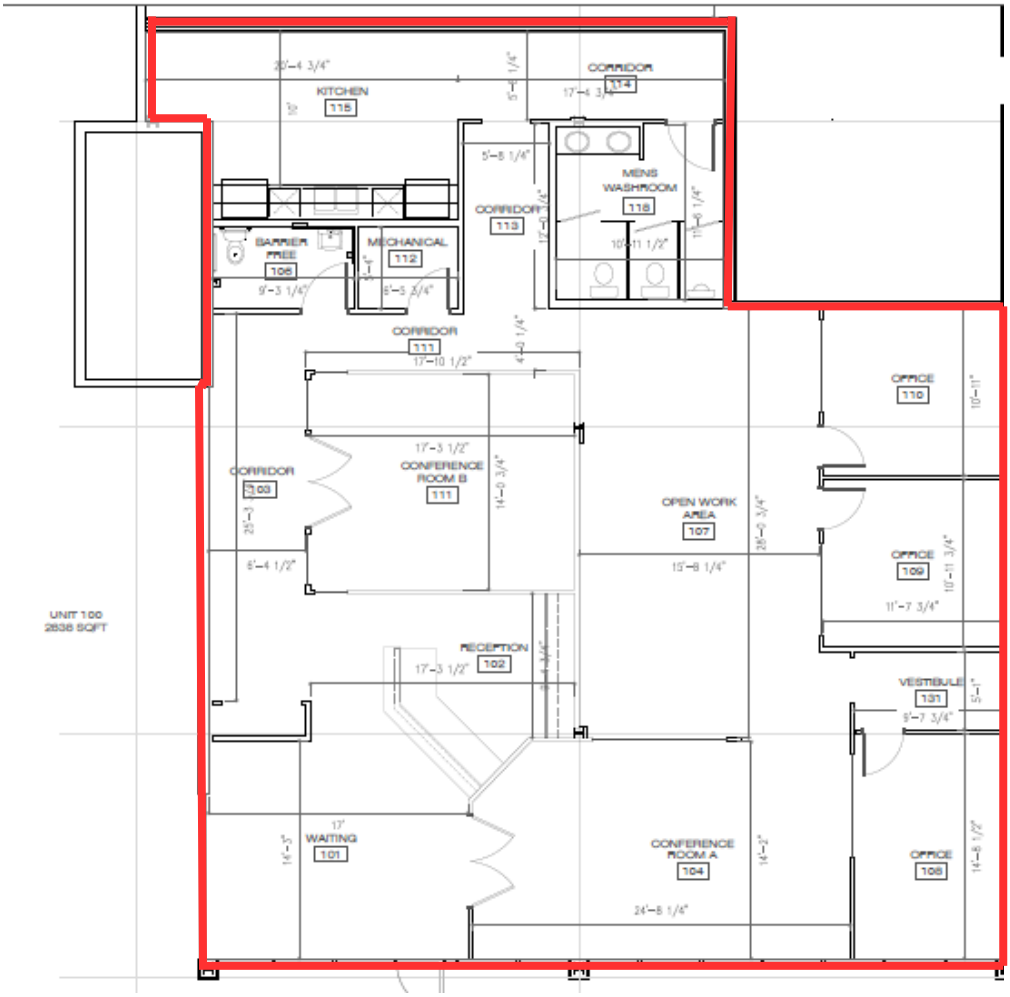
UNIT 100

- 2,838 SF
- QUICK POSSESSION - LANDLORD CURRENTLY DEMISING UNIT
- MARKET RENT
- FLEXIBLE TERMS CONSIDERED - 2 YEARS PREFERRED
- 2026 ESTIMATED ADDITIONAL RENT: $8.09 PSF (EXCLUDES UTILITIES)
- FREE SURFACE PARKING (2 - 3 STALLS) + STREET PARKING
- ZONING - IG WITH OFFICE APPROVED USE ON FILE WITH CITY



RECEPTION
CONFERENCE ROOMS X 2
3 OFFICES + OPEN AREA
KITCHEN
SELF-CONTAINED WASHROOMS

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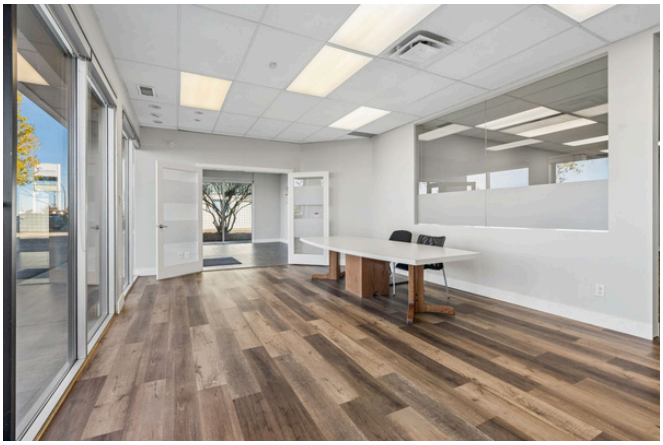
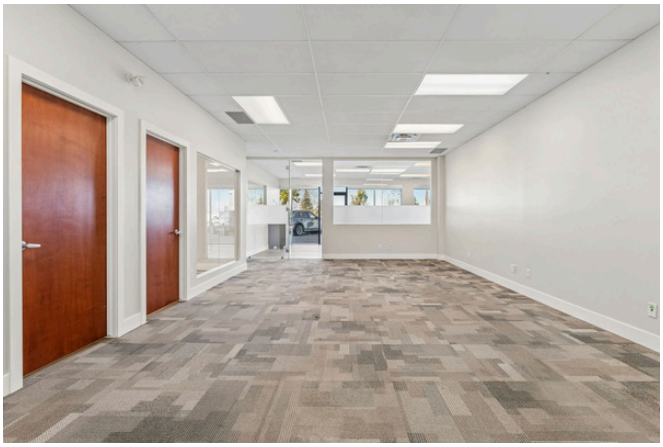
UNIT 100 - PHOTOS





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