

**OFFICE LEASING OPPORTUNITY****Calgary Office 1,298 SF**

BURNSWEST Executive Centre

Lower Level Floor 1,298 SF useable area

Landlord: BURNSWEST Properties Ltd.

Parking: 4 surface stalls at no charge

Annual Net Rent: **\$10.00 per sq ft of useable area**

Est. 2024/2025 Operating Costs & Taxes: \$8.96 per SF

***** Will Turnkey Space to Tenant's Needs *****

Property Highlights

Building is conveniently located at Glenmore Trail and Deerfoot Trail in the Calgary Auto Mall

On-site property management

Close proximity to all amenities in Deerfoot Meadows retail development, Carburn Park and Quarry Park

Easy access to Deerfoot Trail, Glenmore Trail and Heritage Drive

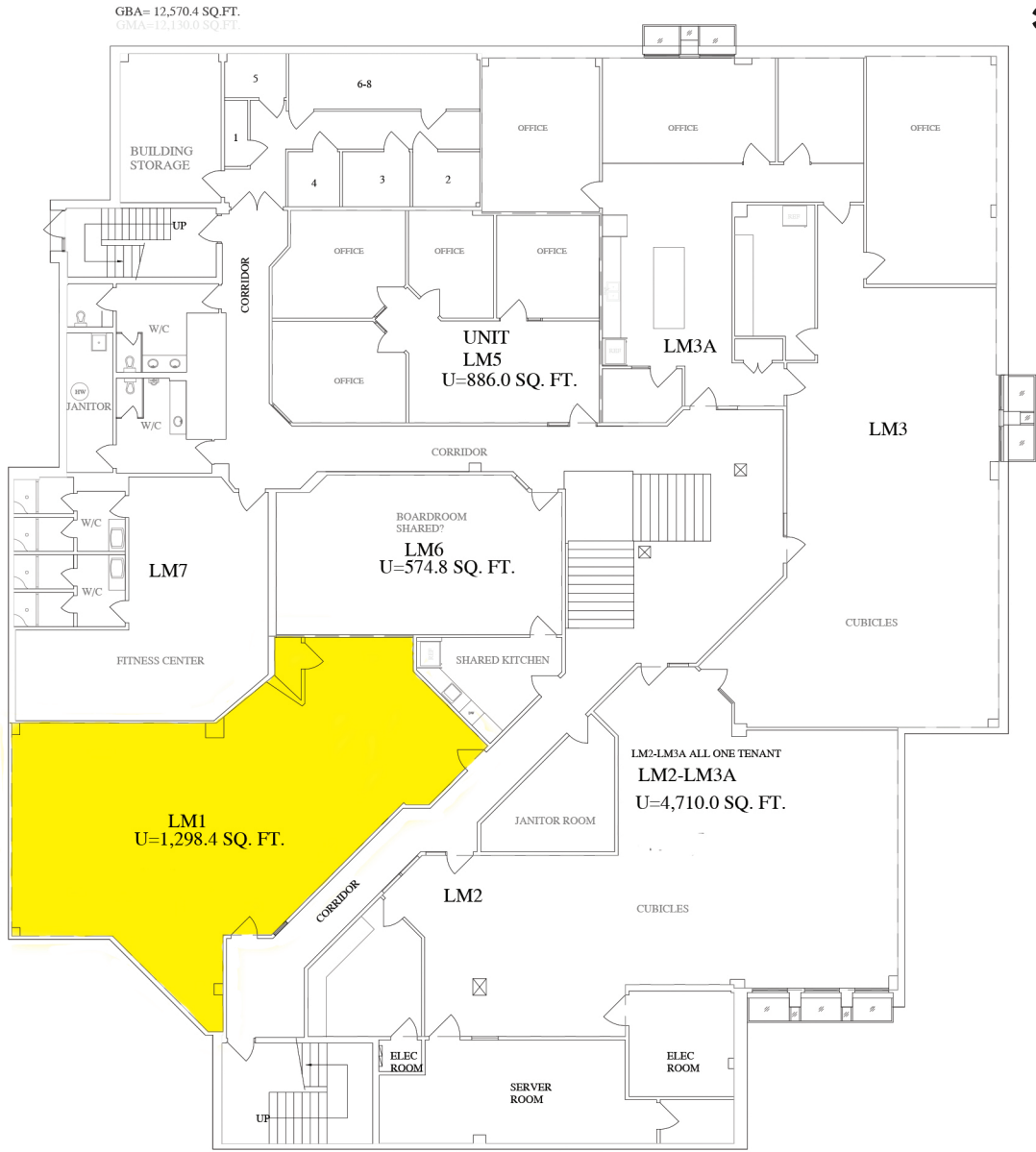
Transit stop nearby

Additional on-site storage available

Ample free parking

Building wired for high speed fiber internet

Lower Level Floor Plan (yellow shaded area for lease)



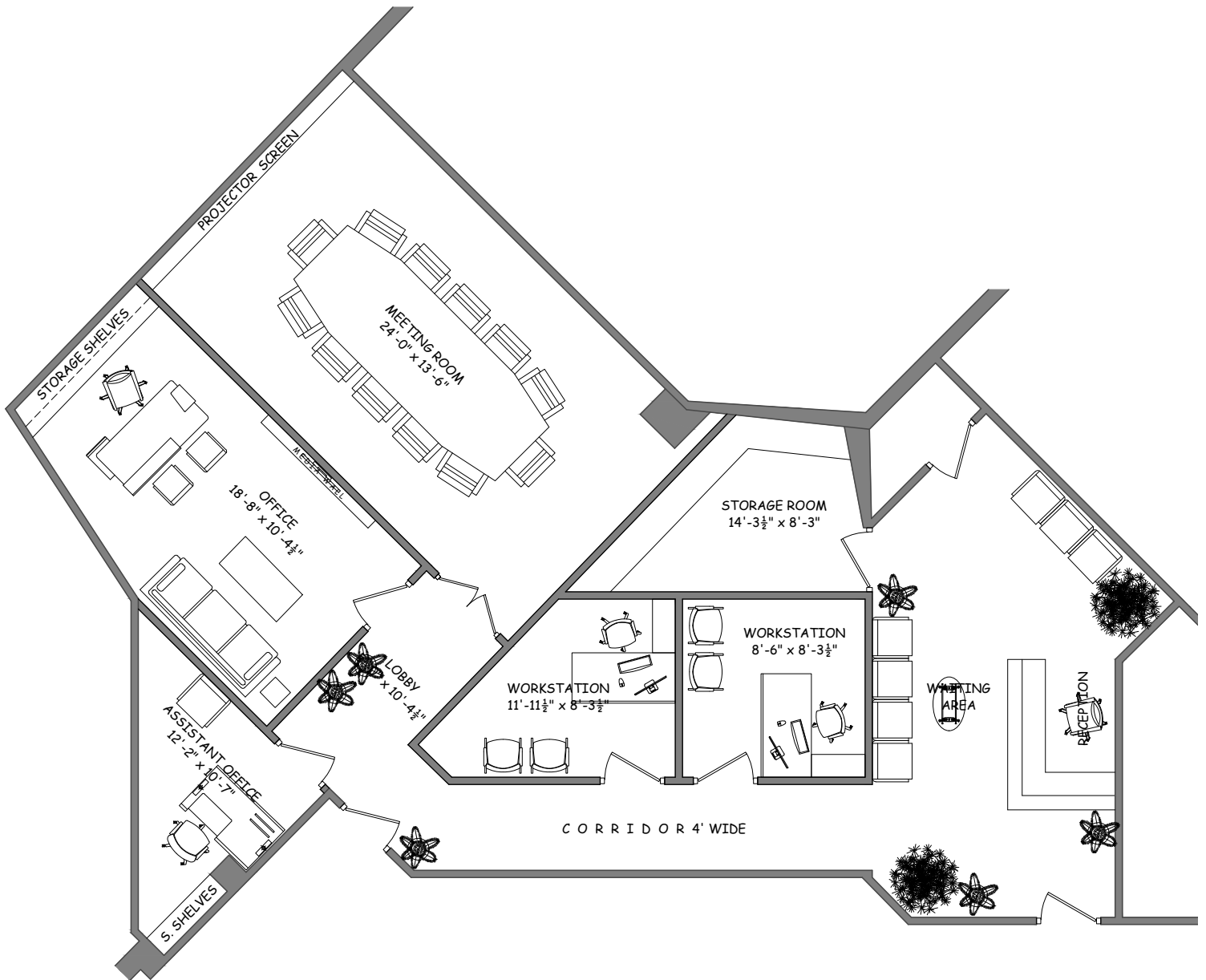
LOWER FLOOR AREA

Lower Level Interior Photos of Suite LM1



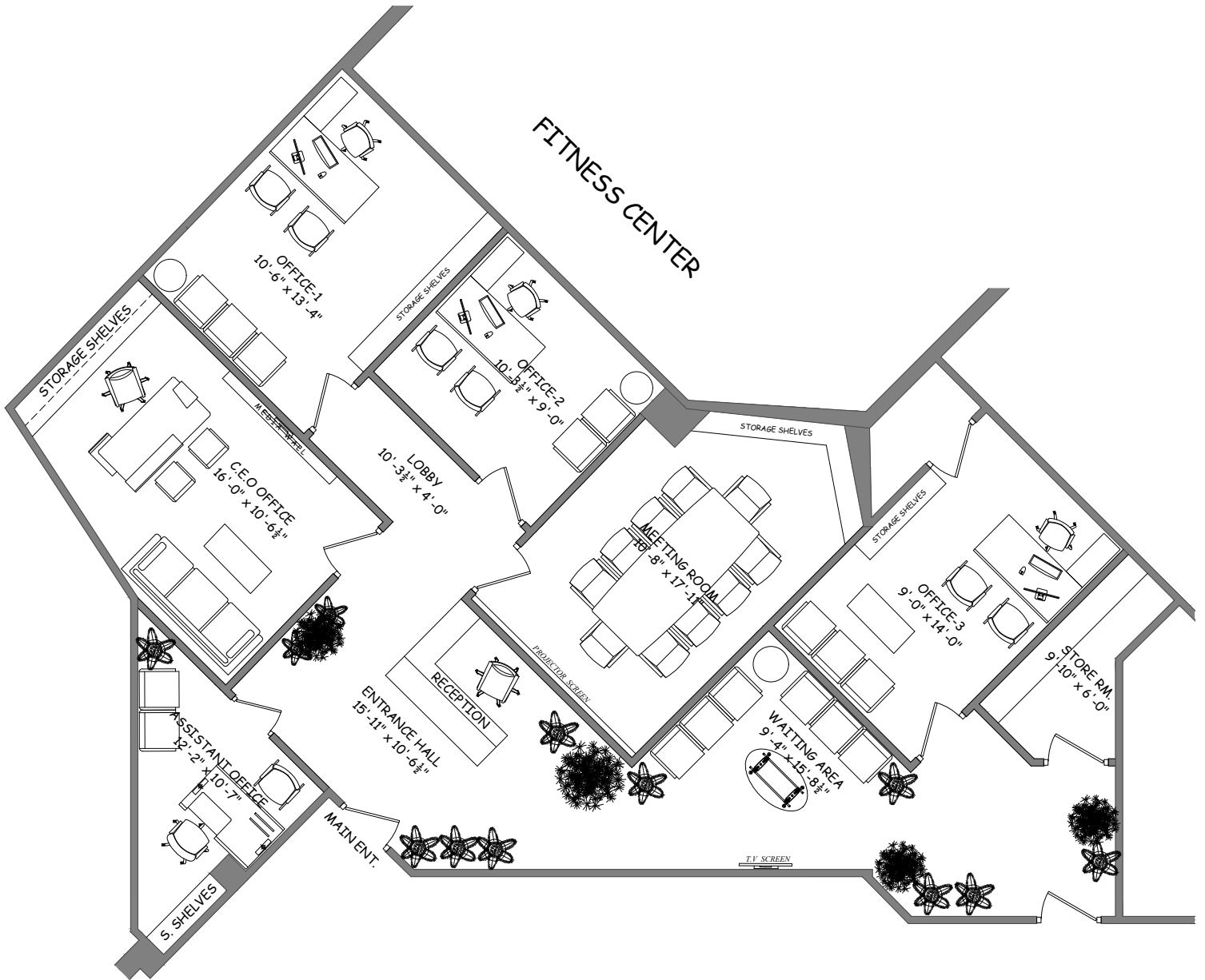
Common Area kitchenette available for tenant use.

Proposed Office Layout #1



PROPOSED PLAN :

Proposed Office Layout #2



PROPOSED PLAN :