



3510 29 Street NE, Unit 120A

Calgary, AB

- Approved 'Instructional Facility' for up to 100 individuals
- 2nd floor office space with 4 classrooms, 3 offices, reception area, 3 in-suite washrooms, kitchen, storage room, and lunchroom.
- Close proximity to public transit and C-Train with immediate access to 32 Avenue NE, 36 Street NE, Barlow Trail & Deerfoot Trail NE.
- 5 Reserved parking + visitor and ample street parking
- Available immediately



bbutchart@naiadvent.com (403) 389-7857

✓ Jamie Coulter

jcoulter@naiadvent.com (403) 835-1535



Kaile Landry

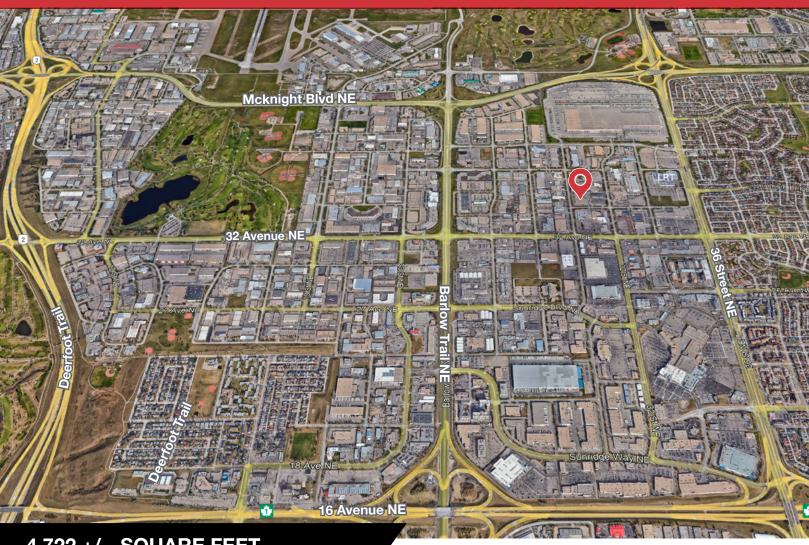
klandry@naiadvent.com (403) 669-3050



♥ 3633 8 Street SE Calgary AB, T2G 3A5 naiadvent.com THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

FOR SUBLEASE - 2ND FLOOR OFFICE SPACE >





4,722 +/- SQUARE FEET

3510 29 Street NE, Unit 120A

Calgary, AB

District: Horizon

Zoning: Industrial - General

Available Area: 4,722 ± Sq.Ft

Sublease Rate: \$9.50 PSF

Op Costs: \$7.05 PSF

5 reserved + visitor and Parking:

street parking

Sublease Expiry: July 31,2025

Availability Immediate





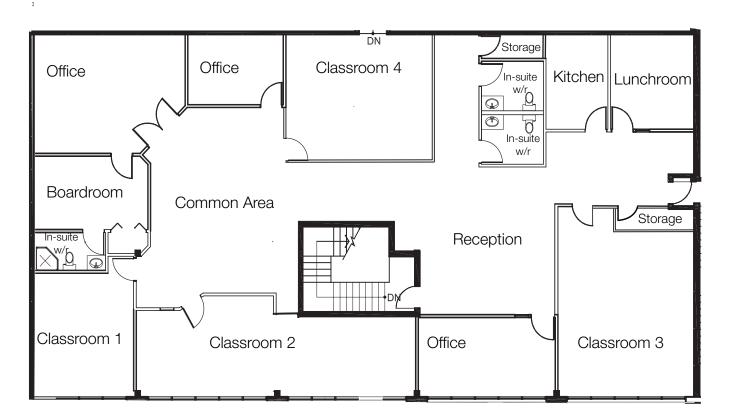
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FLOOR PLAN

4,722 +/- SQUARE FEET





^{*} For information purposes only, may not be exactly as shown



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