



**4,722 +/- SQUARE FEET**

## **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



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**4,722 +/- SQUARE FEET**

## 3510 29 Street NE, Unit 120A

Calgary, AB

**District:** Horizon

**Zoning:** Industrial - General

**Available Area:** 4,722 ± Sq.Ft

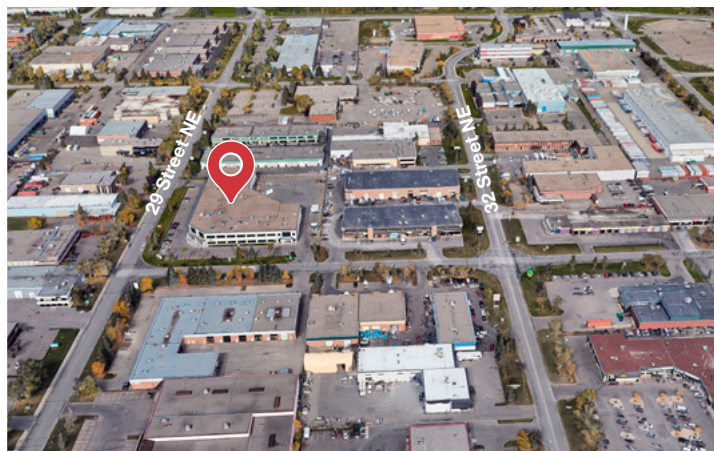
**Sublease Rate:** \$9.50 PSF

**Op Costs:** \$7.05 PSF

**Parking:** 5 reserved + visitor and street parking

**Sublease Expiry:** July 31, 2025

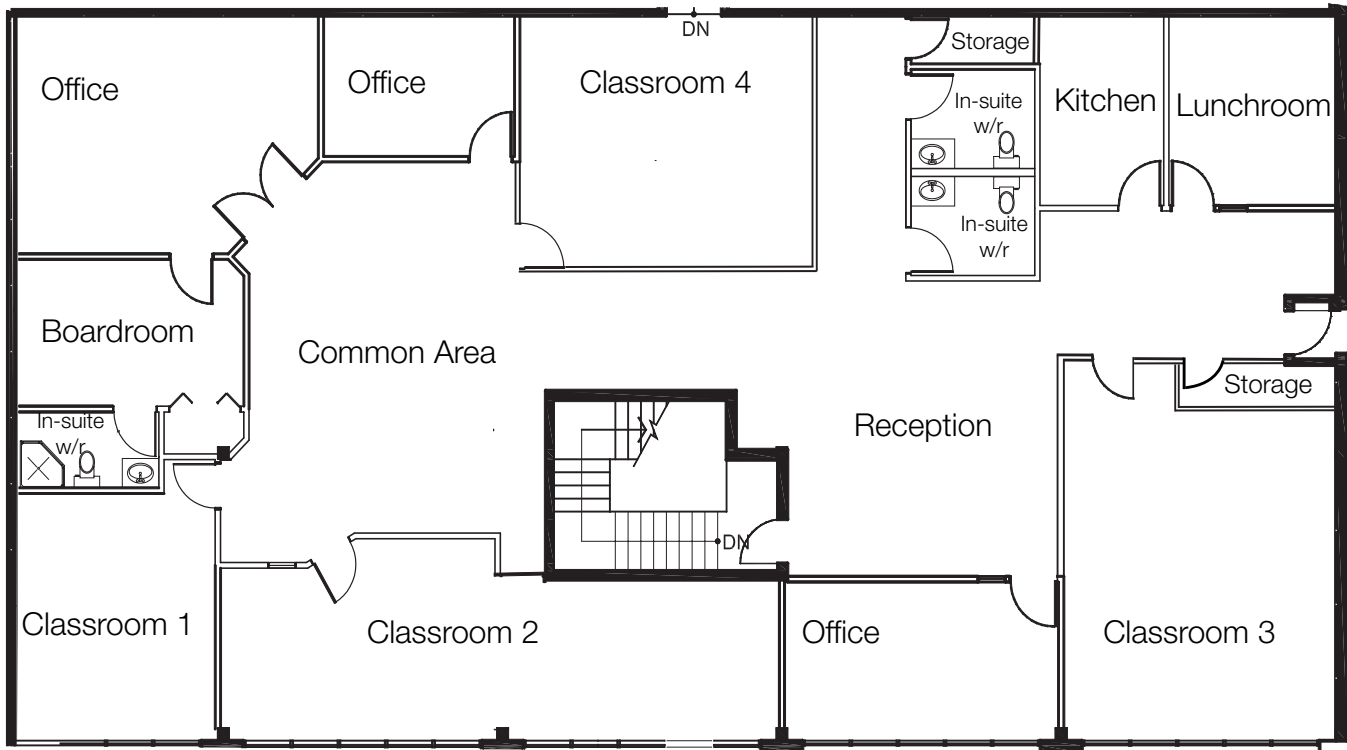
**Availability:** Immediate



**FLOOR PLAN**



KEY PLAN



\* For information purposes only, may not be exactly as shown

**SPACE PHOTOS**

