



CENTRAL LOCATION 3,467 +/- SF

6143 4 Street SE, Bay 1 & 2

Calgary, AB

- End cap unit with an abundance of windows and natural light.
- Excellent central location close to various amenities.
- Situated in a prime area, it offers easy access to major transportation routes and easy access to Macleod Trail & Blackfoot Trail SE.
- The bay consists of 2 offices, a washroom, and kitchenette.
- Overhead door can be installed.
- Ample parking space, both for employees and visitors at the front of the building.



✉ **Jennifer Myles**

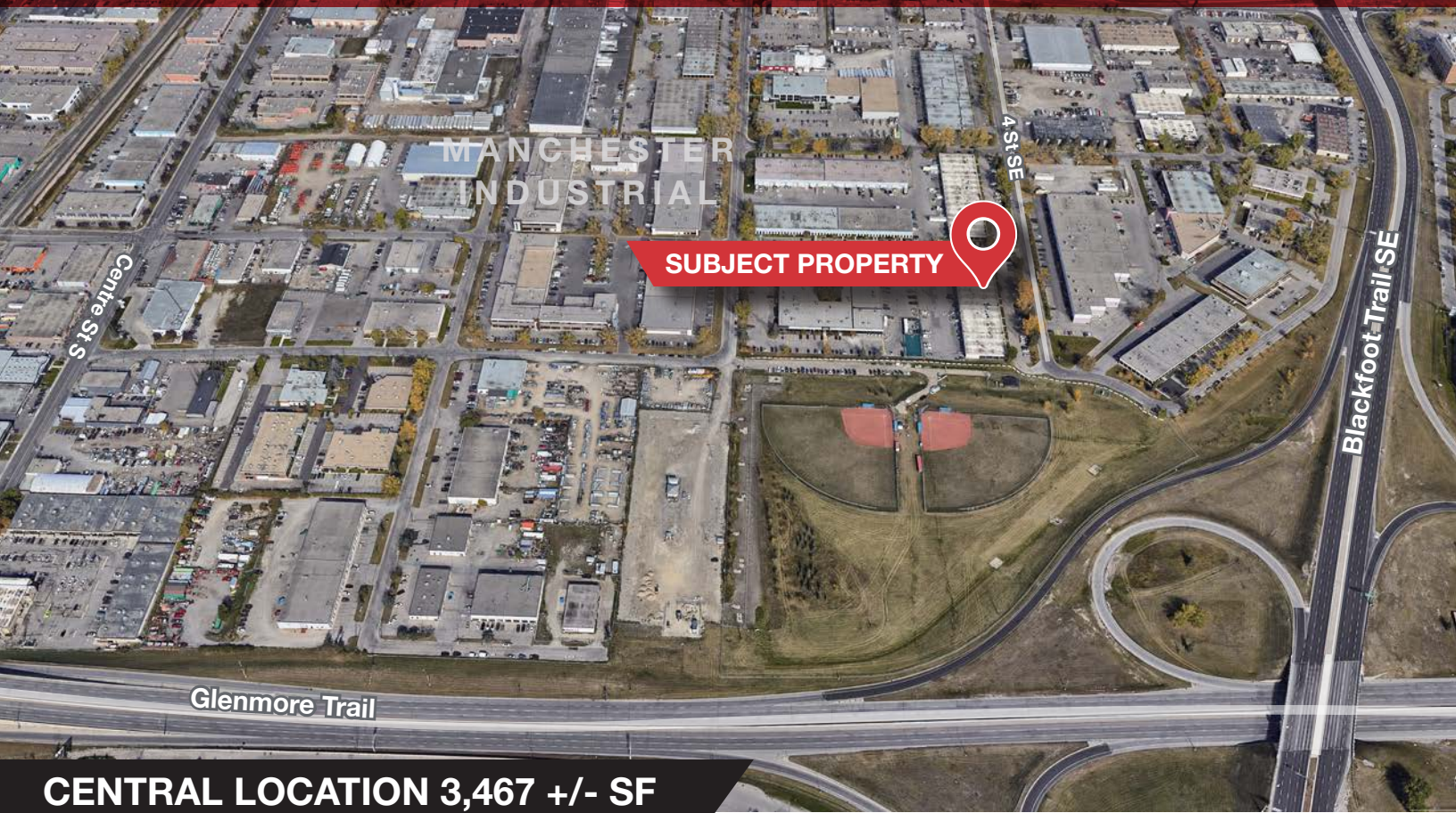
jmyles@naiadvent.com
(403) 975-2616

✉ **Brody Butchart**

bbutchart@naiadvent.com
(403) 389-7857

✉ **Kaile Landry**

klandry@naiadvent.com
(403) 669-3050



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District: Manchester Industrial

Zoning: I-G (Industrial - General)

Available Area: 3,467 +/- SF

Lease Rate: \$15.00 PSF **\$14.00 PSF**

Op Costs: \$6.60 PSF

Term: 5 years

Loading: Double Man Dock Door

Power: 200 amp

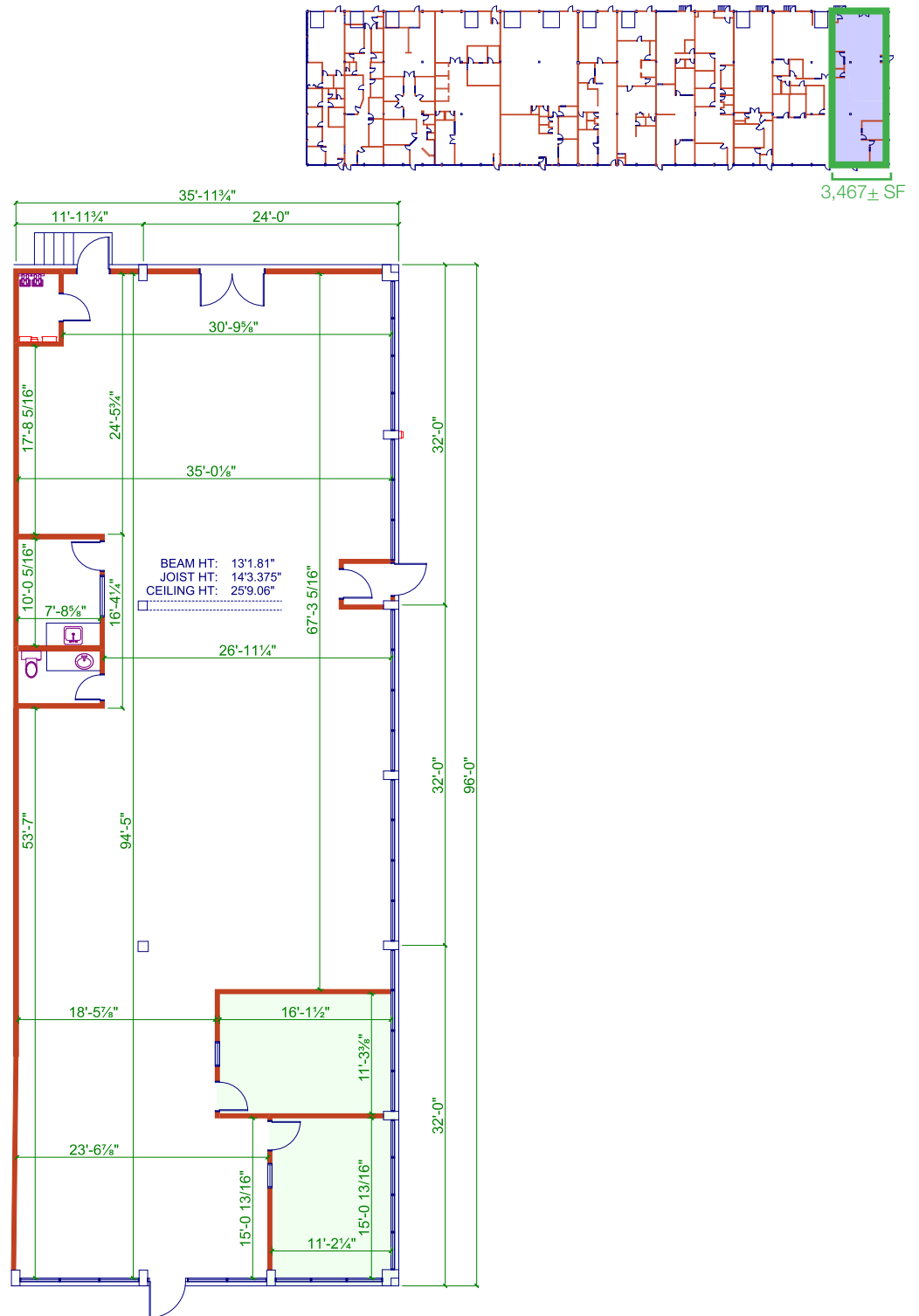
Ceiling Height: 14' clear

Parking: Ample

Availability: Immediate



Floor Plan:



4TH STREET SE