



Hopewell Business Park - Building A
Bay #130, 2730 39 Avenue NE | Calgary, AB

PROPERTY HIGHLIGHTS

- Clean, recently renovated office space, perfect for a variety of business operations.
- The space has electric forklift charging station and shipping office in warehouse.
- Located as part of a busy industrial and commercial area offering immediate access to major thoroughfares including Barlow Trail NE and 32 Avenue NE, providing excellent connectivity for employees and clients.
- **Cooler available for sale or lease separately.**



PROPERTY DETAILS

Total Size	22,841 SF +/-
Office Space	5,471 SF +/-
Warehouse Space	17,370 SF +/-
Cooler Space	8,000 SF +/-
Clear Ceiling Height	24'
Heating	Warehouse - Overhead radiant heaters Office - RTU
Lighting	Warehouse - MH Office - T12 (TBC)
Power	200 AMP / 600 VOLT
Loading	4 Dock Doors with levellers
Parking	Common stalls
Zoning	I-G
Sublease Term	May 31, 2027(Headlease Option Available)
Asking Rate	Market Sublease Rates
Operating Costs	\$6.22 psf 2024 (est)

FOR SUBLEASE

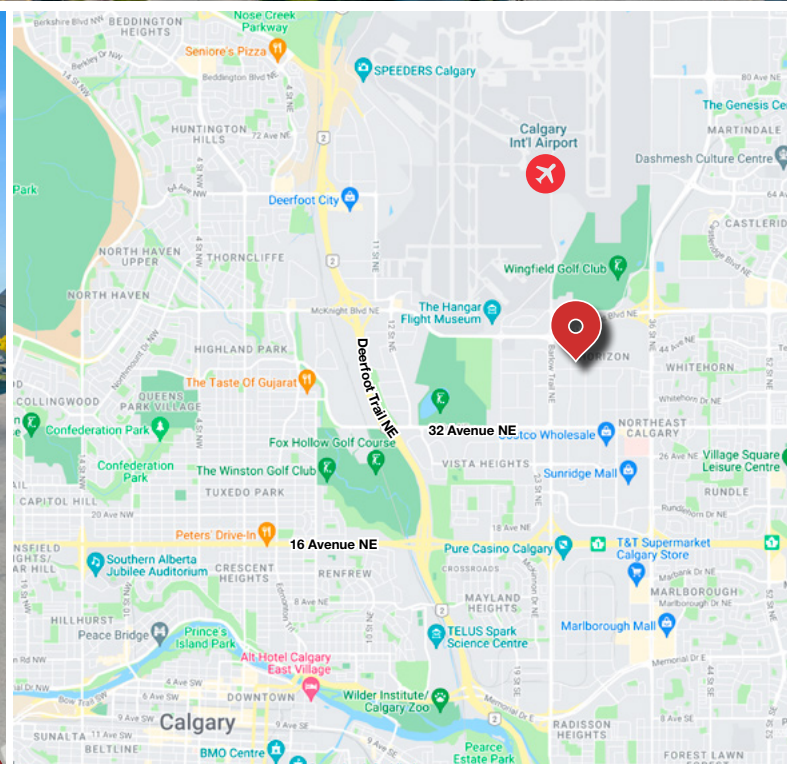
22,841 SF +/- with Cooler Space

Bay #130, 2730 39 Avenue NE



DRIVING TIMES

Calgary Airport	7 km 10.5 minutes
16th Avenue NE	3 km 4.5 minutes
Deerfoot Trail NE	2 km 3.0 minutes
Stoney Trail	5 km 7.5 minutes
Downtown Calgary	9 km 13.5 minutes



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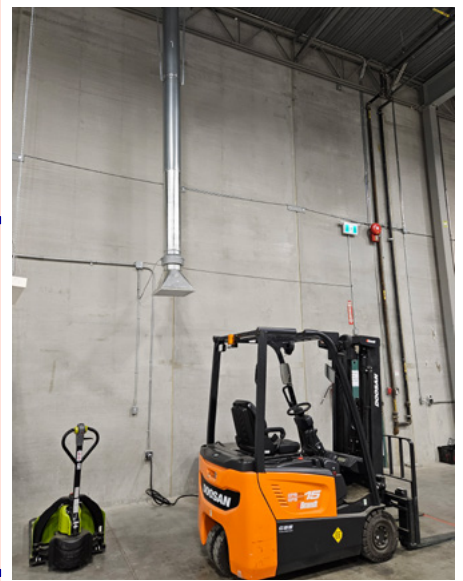
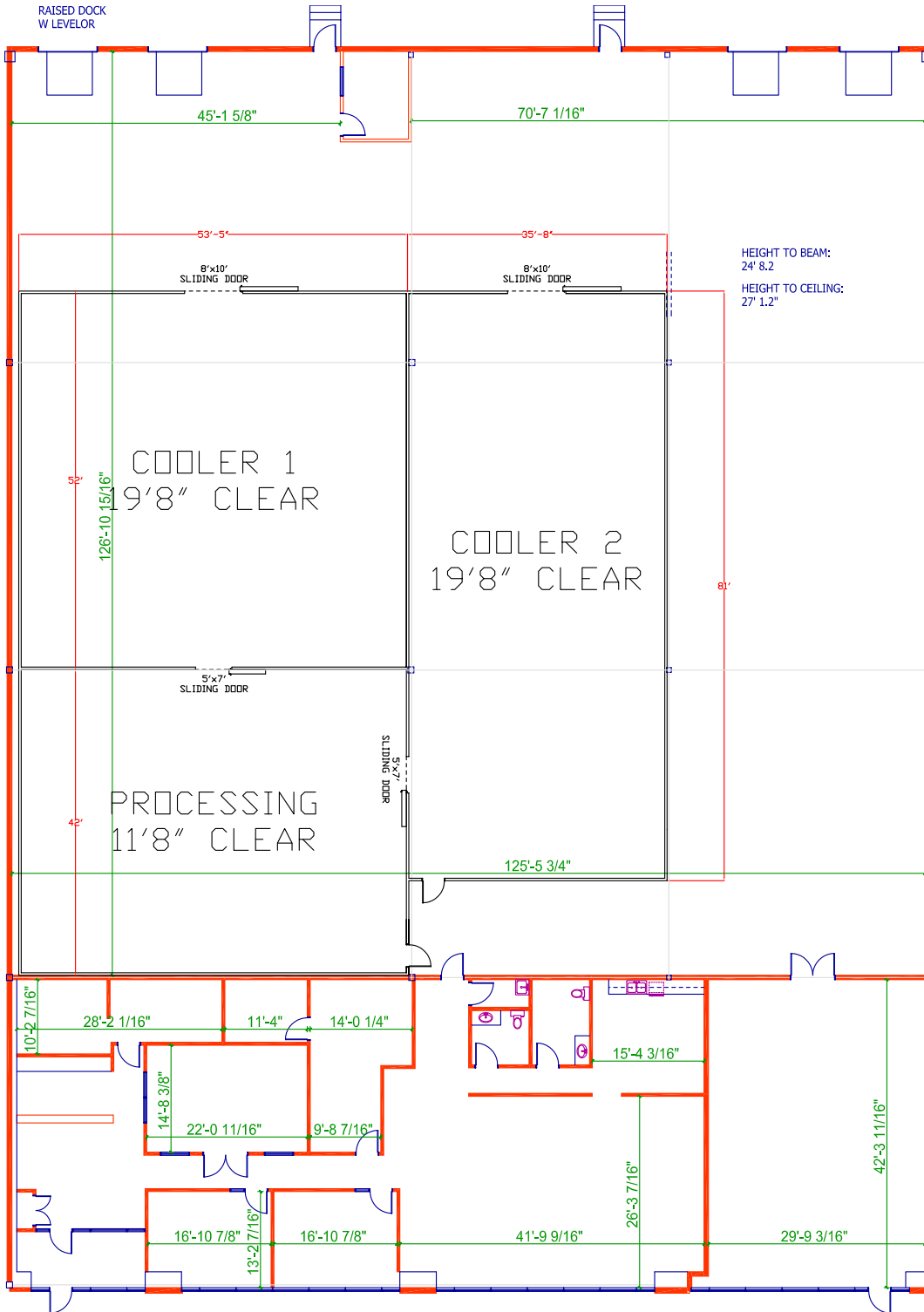
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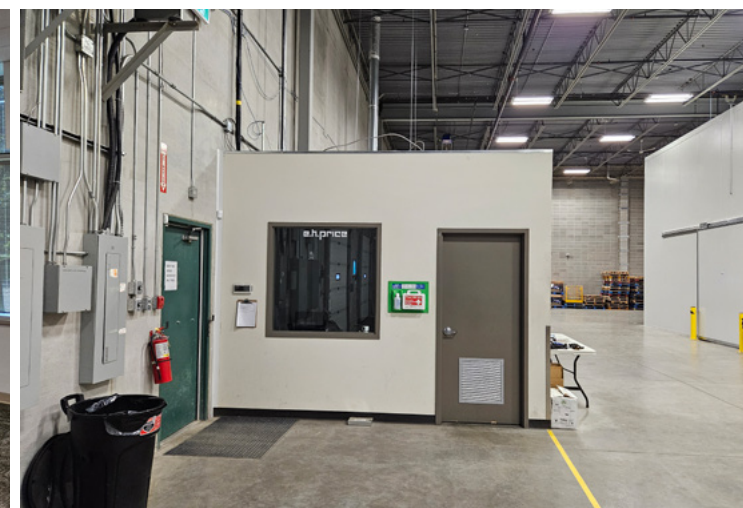
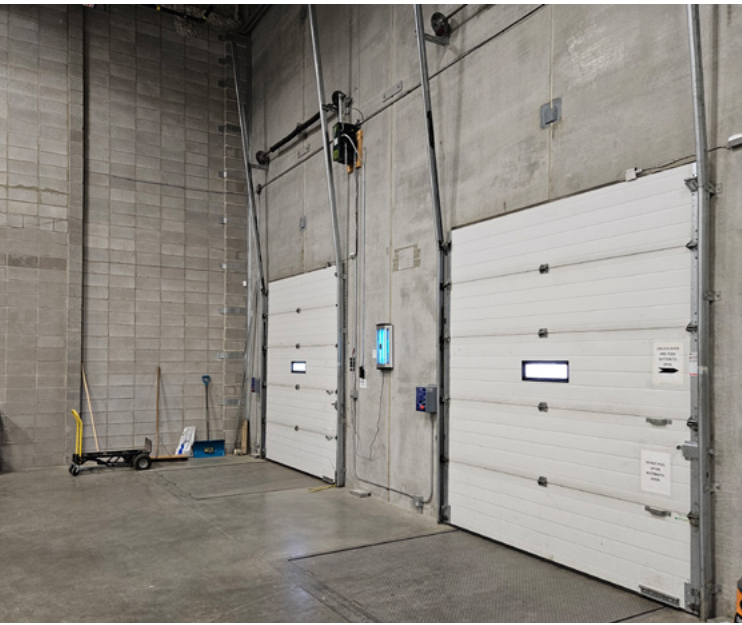
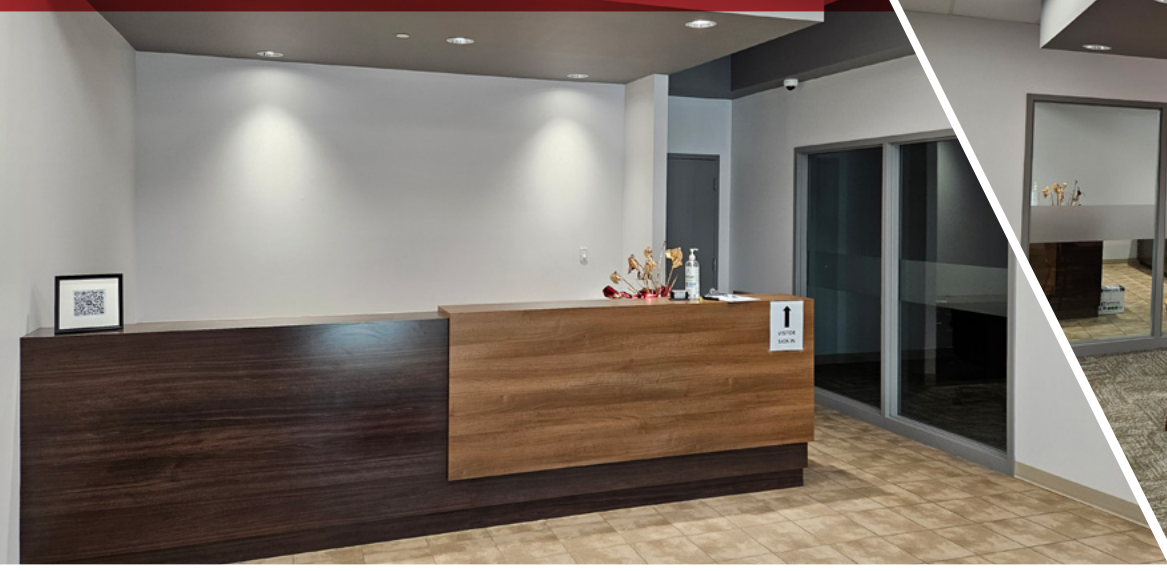
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FLOOR PLAN



FOR SUBLEASE
22,841 SF +/- with Cooler Space
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