

BOWNESS
2ND & 3RD FLOOR OFFICE SPACE

FOR LEASE



Highlights...

- ✓ 2nd and 3rd Floor Office with elevator access
- ✓ Entire 2nd floor 7,481 sq. ft., 3rd floor suite 320B 1,283 sq. ft.
- ✓ Below market rent including utilities
- ✓ Excellent Bowness location, proximity to Hwy 1, Sarcee Trail, Stoney Trail, Crowchild Trail and Downtown
- ✓ Excellent front parking

PAUL LOUITT
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Retail, Industrial, Investment Sales & Leasing

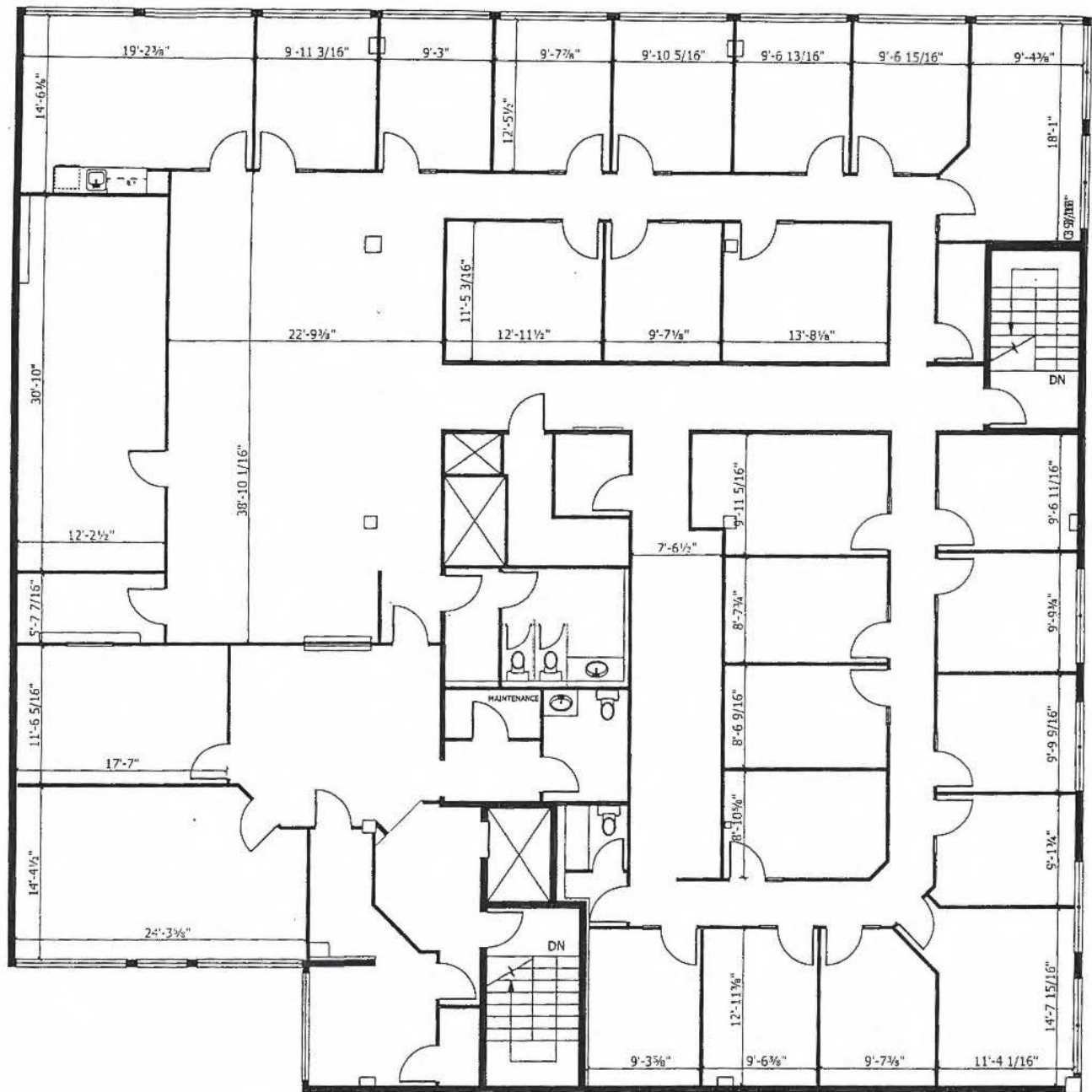
FOR LEASE

ADDRESS:	68 -7930 Bowness Road NW Calgary, Alberta
ZONING:	DC 93Z95 Direct Control District Bylaw 2P80 C2 (16) guidelines
AVAILABLE SUITES:	Entire 2nd Floor up to 7,481 sq. ft. of secure developed office, former Child and Family services space, 3rd floor Suite 320B, open plan with sink needs carpet & paint.
MINIMUM RENT:	Starting at \$12.00 per sq. ft. per annum
OPERATING COSTS:	\$11.16 per sq. ft. per Annum for 2025, includes utilities
DESCRIPTION:	Bowness 3 story retail/office building with elevator access and excellent parking. 2nd and 3rd floor developed office suites available immediately.
PARKING:	Generous parking , front parking lot owned by City of Calgary, no charge
LEASE TERM:	Negotiable



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This

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BOMA Z65.1 1996 Office Standard

Rentable Area: 7,481.1 sq.ft.



April 9, 2014

Scale: as noted

CLIENT:

PROJECT No.:

DRAWING No.:

7930 Bowness Road NW
Calgary, Alberta

2nd Floor

DRAWING TITLE:



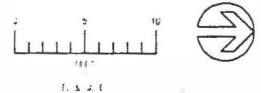
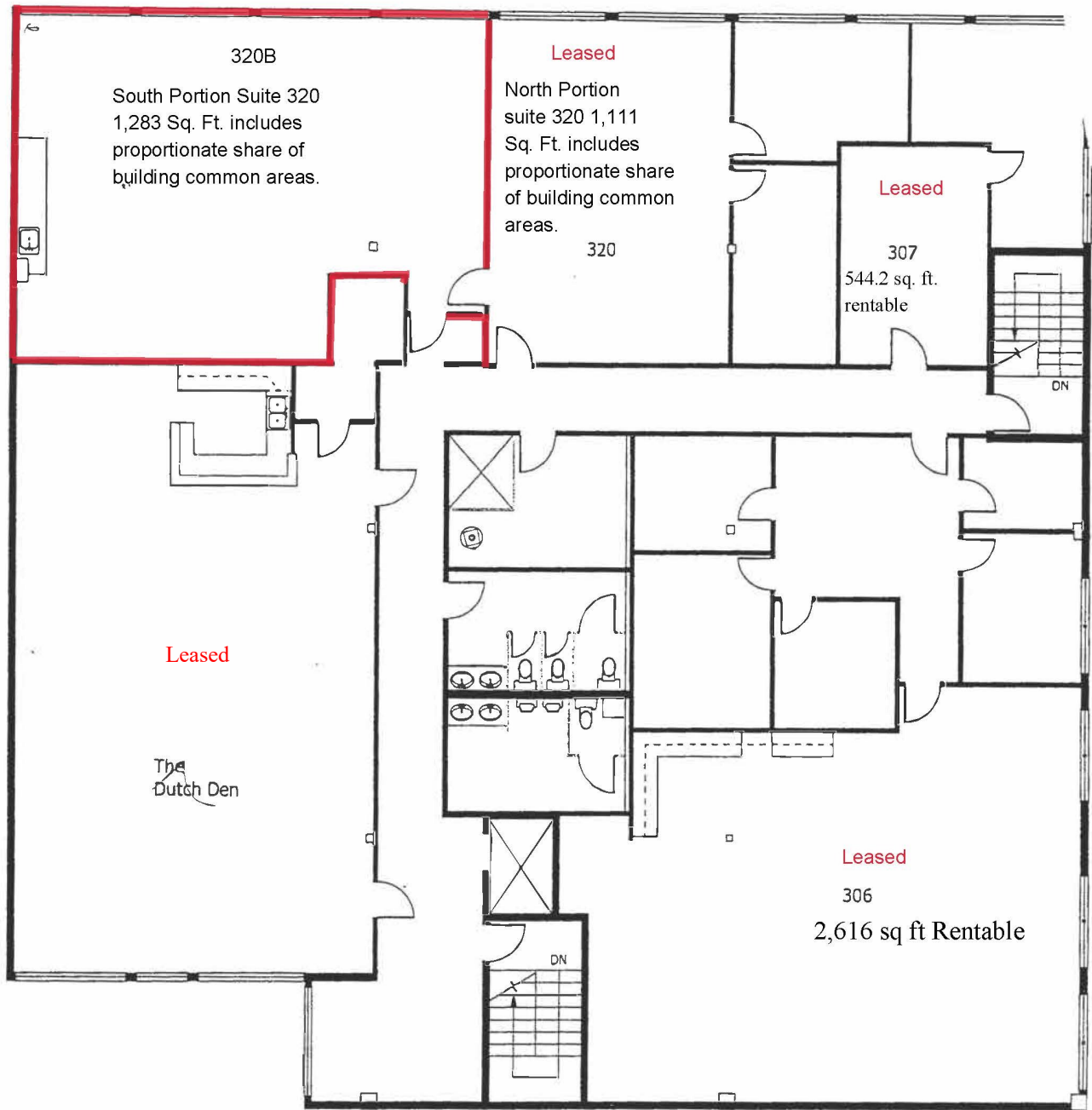
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REVISIONS -

FOR LEASE

AN PREPARED BY ACCUSPACE MEASURING



April 9, 2014
Scale: as noted
CLIENT:
PROJECT No.:

7930 Bowness Road NW
Calgary, Alberta

3rd Floor

DRAWING TITLE:

ACCUSPACE
MEASURING

Drawn by: JW

CALGARY: (403) 366-0215
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Cell: (403) 669-1282

REVISIONS -

FOR LEASE

