

OFFICE SPACE

Manchester Business Centre

MANCHESTER
PROPERTIES INC.

FOR LEASE

**501 CLEVELAND CRESCENT SE
CALGARY, AB T2G 4R8
SUITE 100**



JIM EDWARDSON

BROKER

403 540 0238

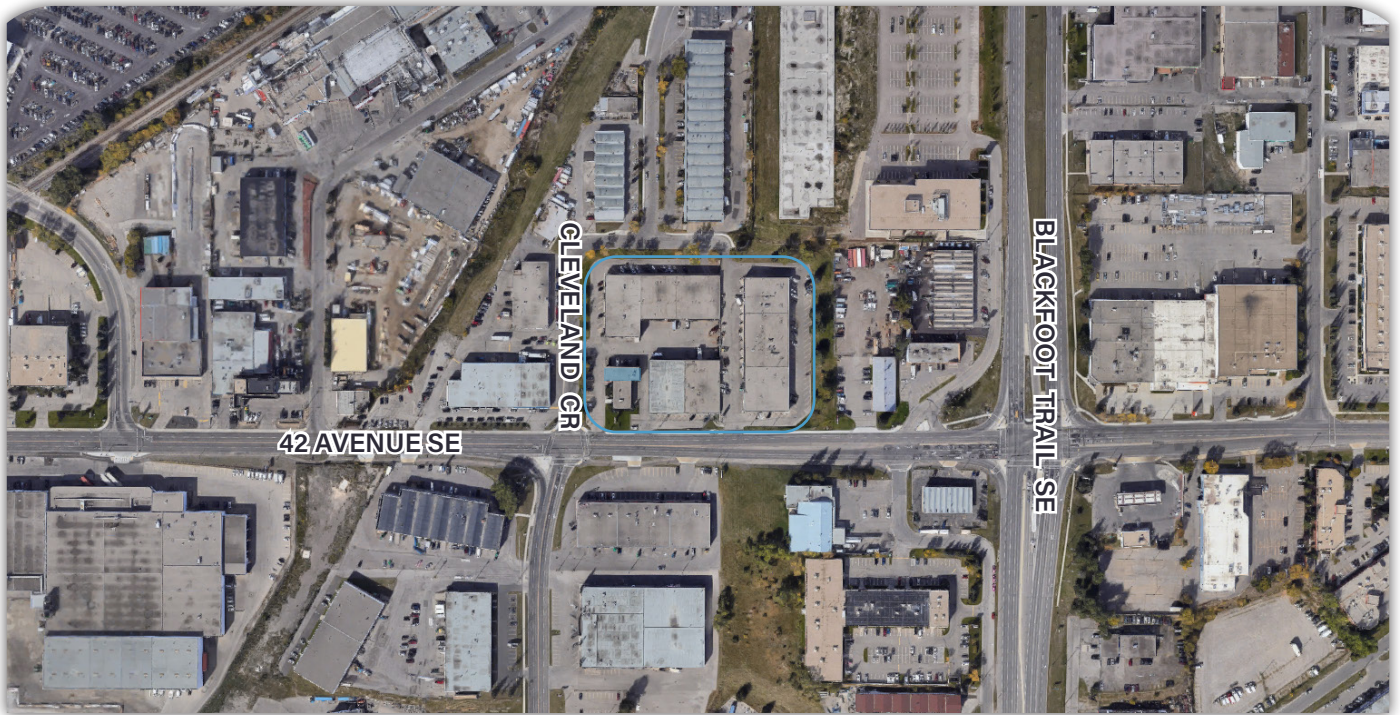
jim@manchesterproperties.ca

BENNETT EDWARDSON

ASSOCIATE BROKER

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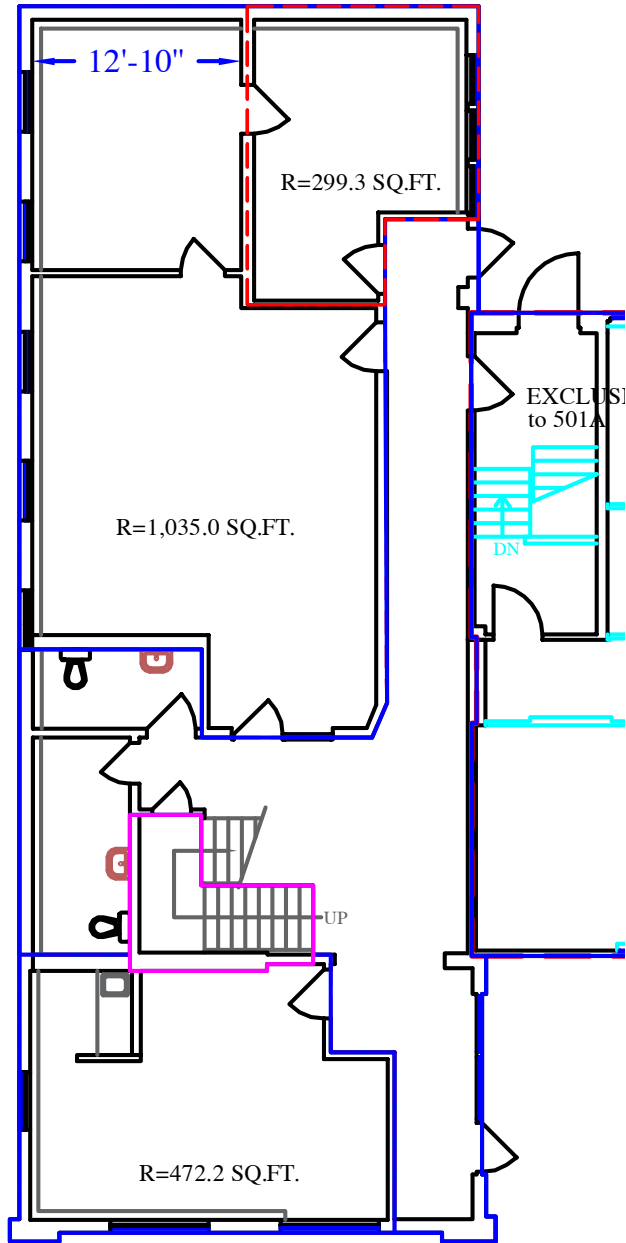
**All lines are approximate*

Unit Size:	4,307 Sq. Ft	Lease Rate:	\$10 / Sq. Ft + \$1.00 Increase years 3 and 5
Unit Number:	100	Term:	3-5 Years
Zoning:	DC - IG	Availability:	Negotiable
Parking:	Ample Surface Parking	Operating Costs:	\$9.94 per Sq. Ft
HVAC:	RTU with AC	Power:	60 AMP

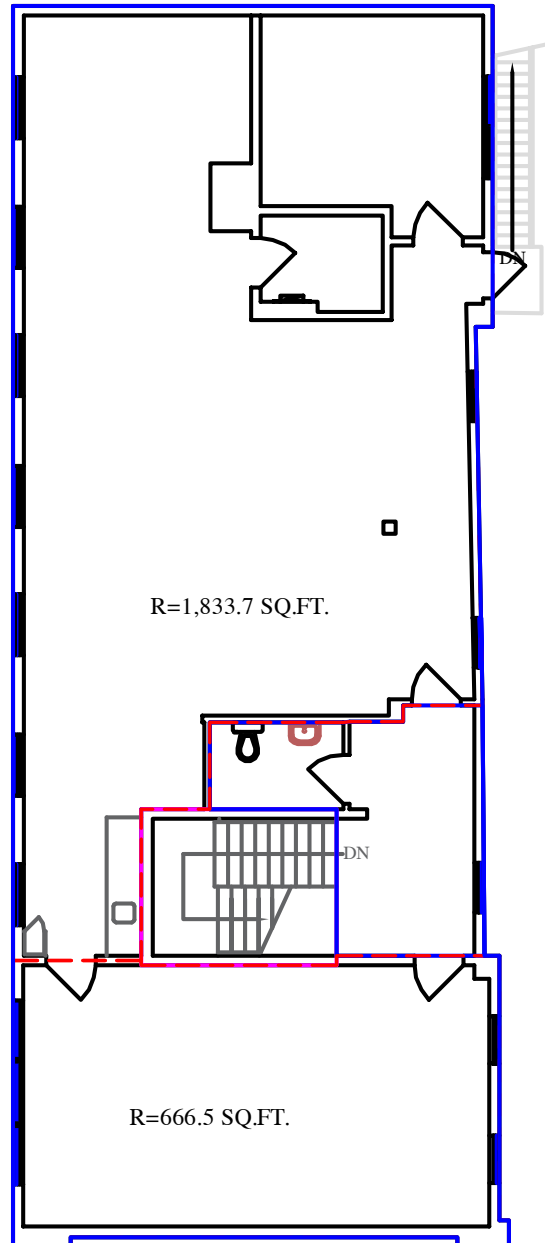
The Opportunity: Highly visible office space in the heart of Manchester right off 42 Ave se. Just a short walk to 39 Avenue transit station with quick access to Blackfoot Trail, Macleod Trail and the Downtown core. Ample surface parking for staff and clients/customers. Many amenities close by including restaurants, specialty shops and shopping districts in Deerfoot Meadows and Chinook Centre.

Contact our team today for more information or to schedule a tour.

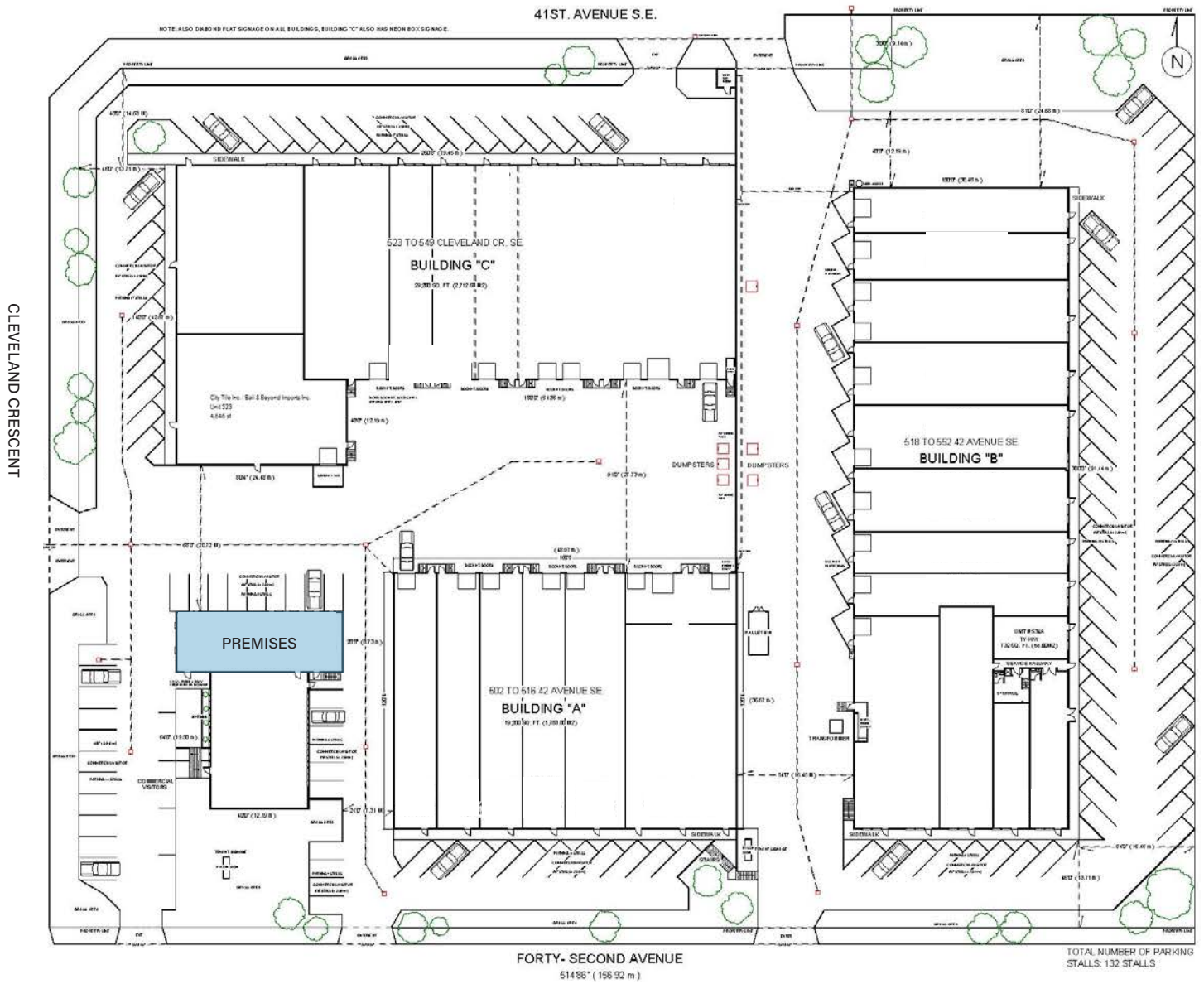




MAIN FLOOR PLAN



UPPER LEVEL FLOOR PLAN





FOR MORE INFORMATION, CONTACT:

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