### FOR LEASE

# 7,765 SF RETAIL 3,000 SF OFFICE





## 6311 BOWNESS ROAD NW Calgary, AB

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CMS Real Estate Ltd. 136 - 17 Avenue NE, Calgary, AB



### PROPERTY OVERVIEW

\$35.00 - RETAIL \$15.00 - OFFICE

#### **Property Features**

- New commercial development located along Bowness Road NW
- 6 retail bays available on main floor (1,100 6,665 SF)
- 3,000 SF shell space on upper floor available July 1, 2023
- Separately metered
- Elevator to upper floor office area
- N0. 1 bus stop
- Digital sign option
- First Right of Refusal if/when condominiumized

#### **Property Overview**

Main Floor Area: 7,765 SF Op Costs: \$15.00/SF (est)

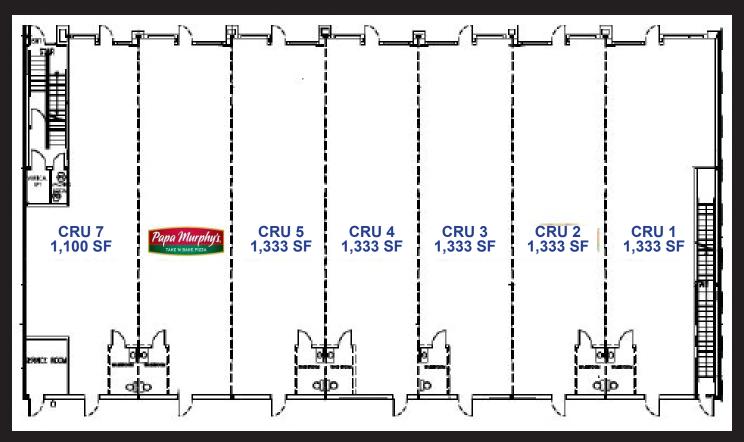
2nd Floor Area: 3,000 SF shell space
Parking: 17 on-site; street parking

Lease Rate Main: \$35.00/SF
Zoning:
MU-2

Lease Rate 2nd: \$15.00/SF Year Built: 2021



### FLOOR PLANS







## **PROPERTY PHOTOS**



