

# 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
- NO. 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                    |

**CRU 7**  
1,100 SF

**Papa Murphy's**  
TAKE 'N BAKE PIZZA

**CRU 5**  
1,333 SF

**CRU 4**  
1,333 SF

**CRU 3**  
1,333 SF

**CRU 2**  
1,333 SF

**CRU 1**  
1,333 SF

STAIR

SERVICE ROOM

STAIR





# PROPERTY PHOTOS

