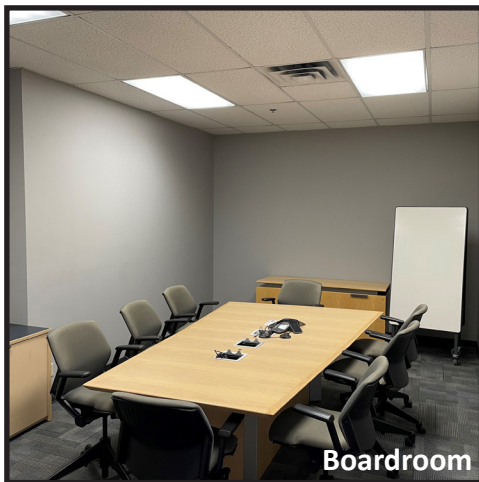




# 5735 7 Street NE

## OFFICE SPACE FOR LEASE



**Boardroom**



**Herman Miller Workstations**



**Theatre Style Training Room**

Prominently located in the Deerfoot Business Centre and visible from Deerfoot Trail, this building provides upscale office space with a large theater style training room for rent on a per use basis. You are minutes away from many amenities offered at Deerfoot City or Aviation Crossing. With easy access to major thoroughfares like 64 Avenue NE, Mcknight Blvd NE, 32 Avenue NE, this property gives you the perfect mix of accessibility and visibility.



**CMS Real Estate Ltd.**

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 [www.cmsrealestateltd.com](http://www.cmsrealestateltd.com)

**Gerry Macdonald - Broker, CCIM**

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**Gerry Macdonald Jr. - Associate Broker**

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**Jessica Macdonald - Associate**

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# PROPERTY FEATURES

**Size:** 4,069 sq.ft.

**Features:**

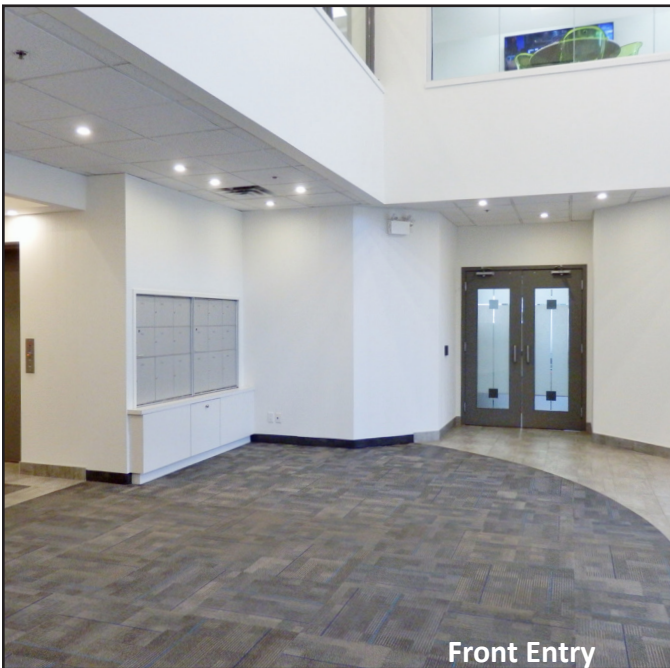
- Vivid, bright office space with plenty of natural light!
- Beautifully furnished with modern furniture including: desks, chairs and Herman Miller cubicle workstations.
- Moveable walls to meet specific business needs.
- **Theatre style training room is available on a per use basis**

**Zoning:** I-B

**Asking Rate:** \$12.50/sq.ft

**Op Costs:** \$14.92/sq.ft.

**Location:** Deerfoot Business Centre- Visible from Deerfoot Trail with easy access to 64 Ave NE, McKnight Blvd NE, 32 Ave NE. Located between McKnight Blvd NE and 64 Ave NE you are minutes away from multiple amenities offered at Deerfoot City or Aviation Crossing.



Front Entry



Office



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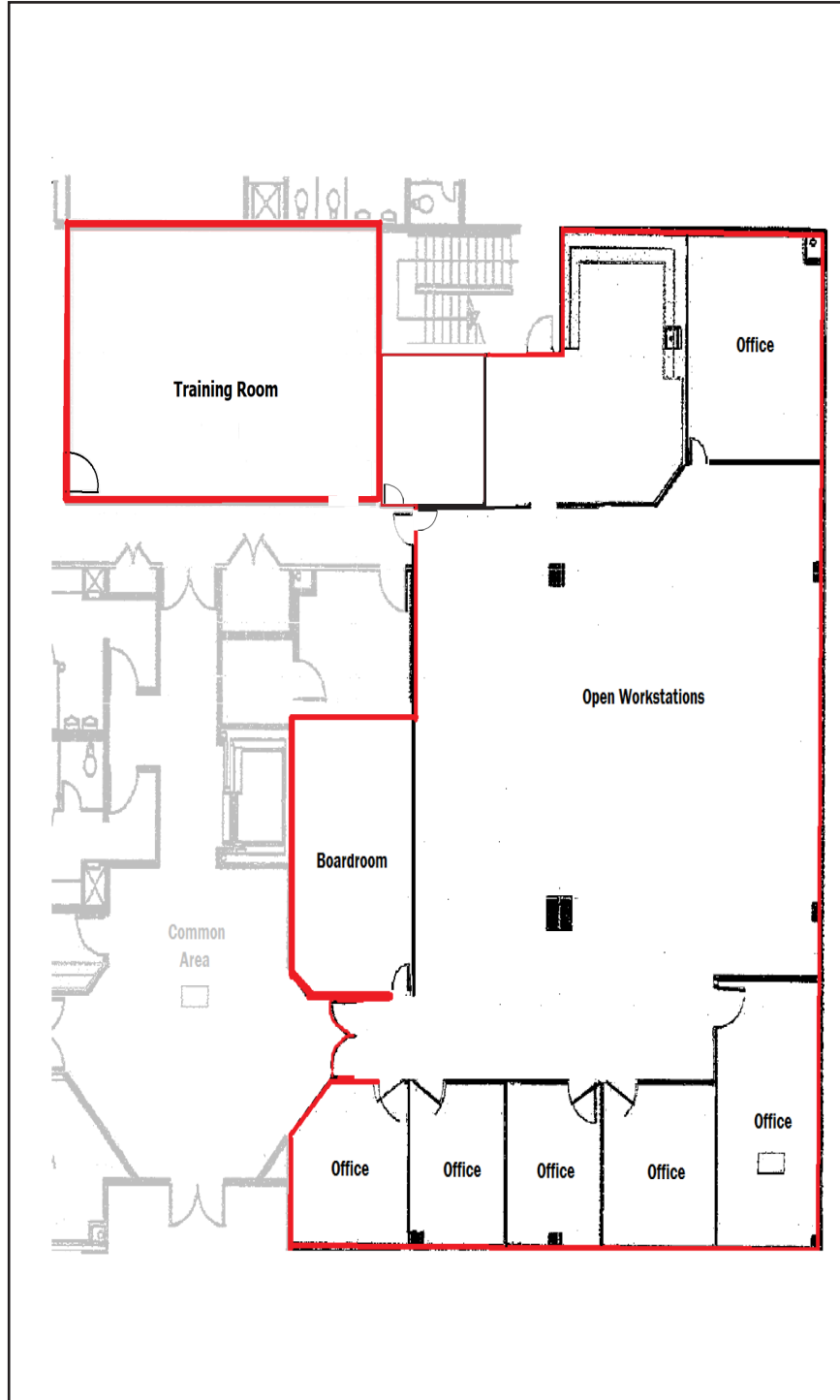
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# FLOOR PLANS & PHOTOS



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