



PROPERTY HIGHLIGHTS

- 43,200 SF available
- 18,952 SF of office space
- The Landlord is able to demise into 4,800 SF bays
- Fenced storage available
- Frontage onto 28th Street NE

Site Tour Information Site tours by appointment only

Andrew Rudzitis | Leasing Manager

587.572.3175 | andrew@yorkrealty.ca | YORKREALTY.CA

4888 72 Ave SE
Calgary, Alberta

YORKREALTY.CA

Van Houtte Building - 2915 10 Ave NE

Calgary, Alberta



DETAILS

| | |
|--------------------------|---|
| ADDRESS | 2915 10 Avenue NE |
| LEASEABLE AREA | 43,200 SF |
| LEASEABLE AREA BREAKDOWN | 24,248 SF (warehouse) 18,952 SF (office) |
| LOADING | (4) dock doors (7) grade doors |
| LIGHTING | LED |
| SPRINKLERS | Yes |

LEASING INFORMATION

| | |
|--------------|-----------------------|
| BASE RENT | Market |
| OP COSTS | \$4.64 PSF (est 2020) |
| AVAILABILITY | March 1, 2020 |

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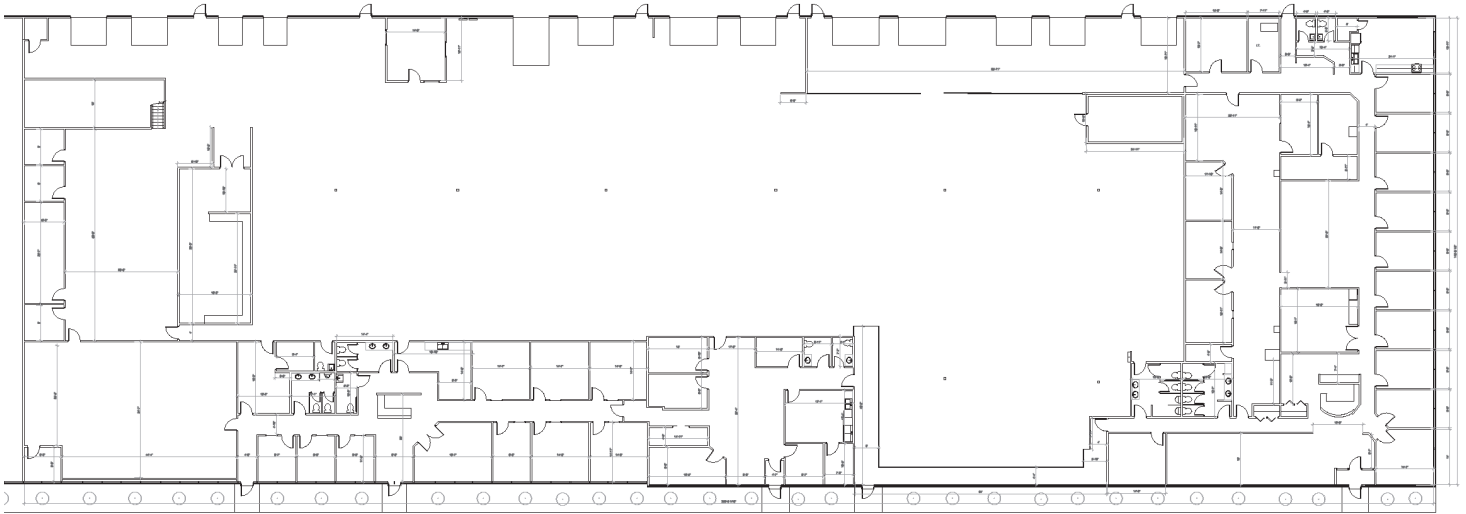
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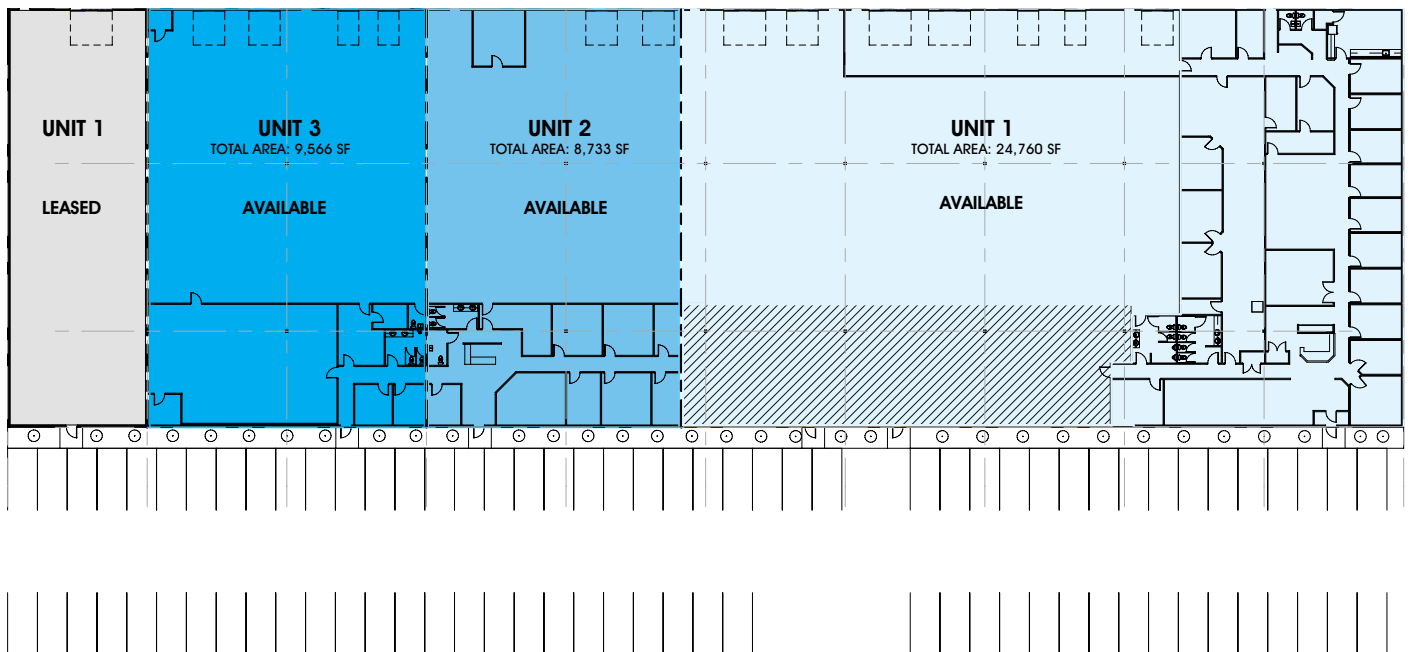
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FLOOR PLAN



POTENTIAL FLOOR PLAN



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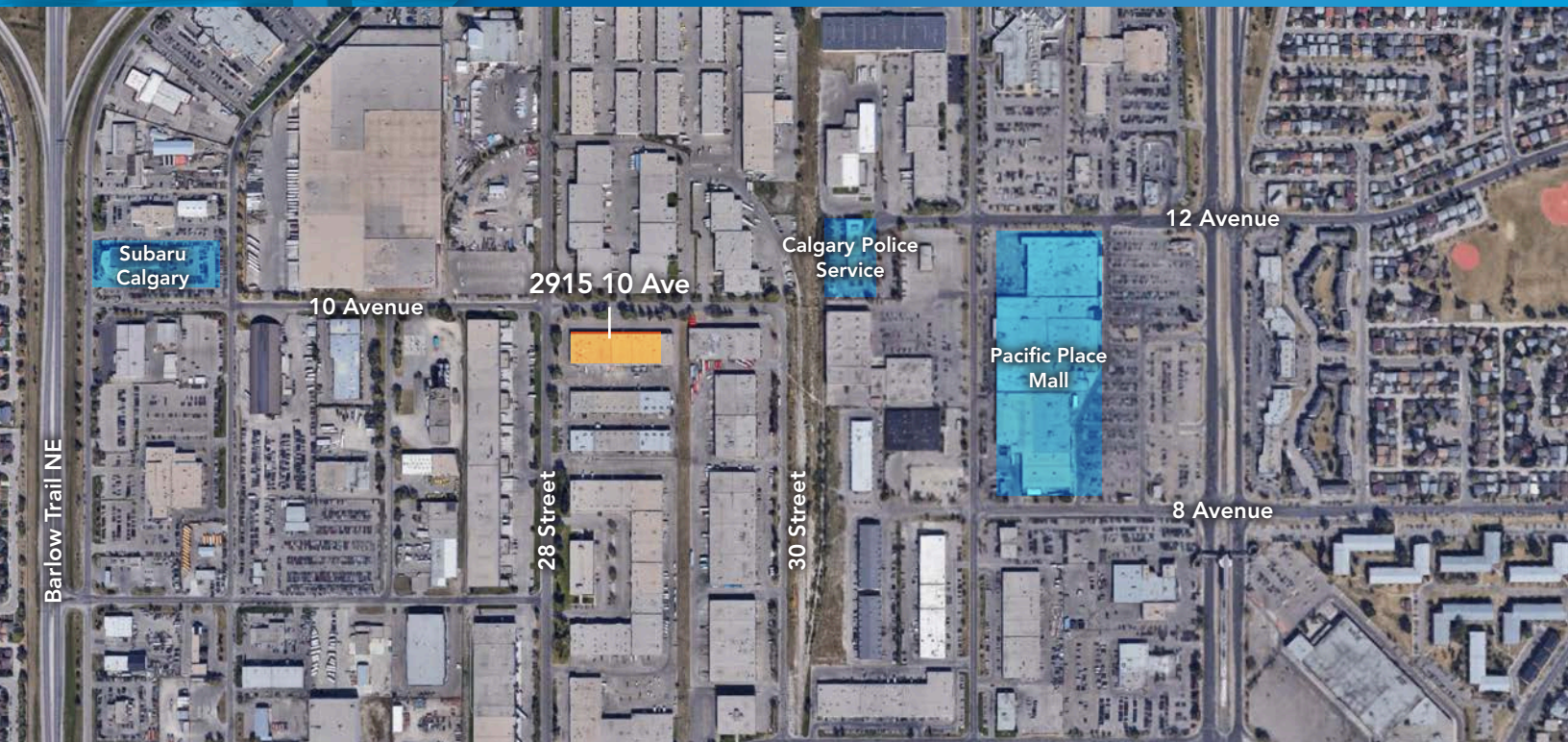
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