



6029 - 4 St SE

Lease

HIGHLIGHTS

- Central location just off of 58 Ave. near Blackfoot Trail in the Manchester Business Park
- Close to downtown and other main arterial roads including MacLeod, Glenmore, and Deerfoot Trail
- Ample parking
- New LED lights in office and warehouse
- New carpet and tile in office
- Available Immediately

PROPERTY INFORMATION

Total Rentable Area:	3,187 sq. ft.
Office	1,105 sq. ft.
Warehouse	2,082 sq. ft.
Loading	1– dock 8' x 9'
Power	100 amp @ 120/208
Ceiling	16' high
Lease Rate	\$10.00 psf
Op Costs	\$5.21 psf



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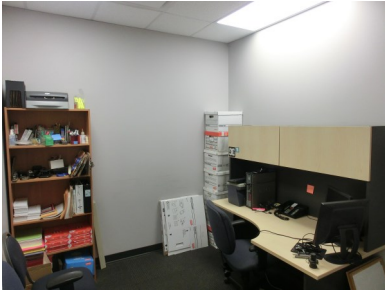
FRONT OFFICE



MEETING ROOM



KITCHEN



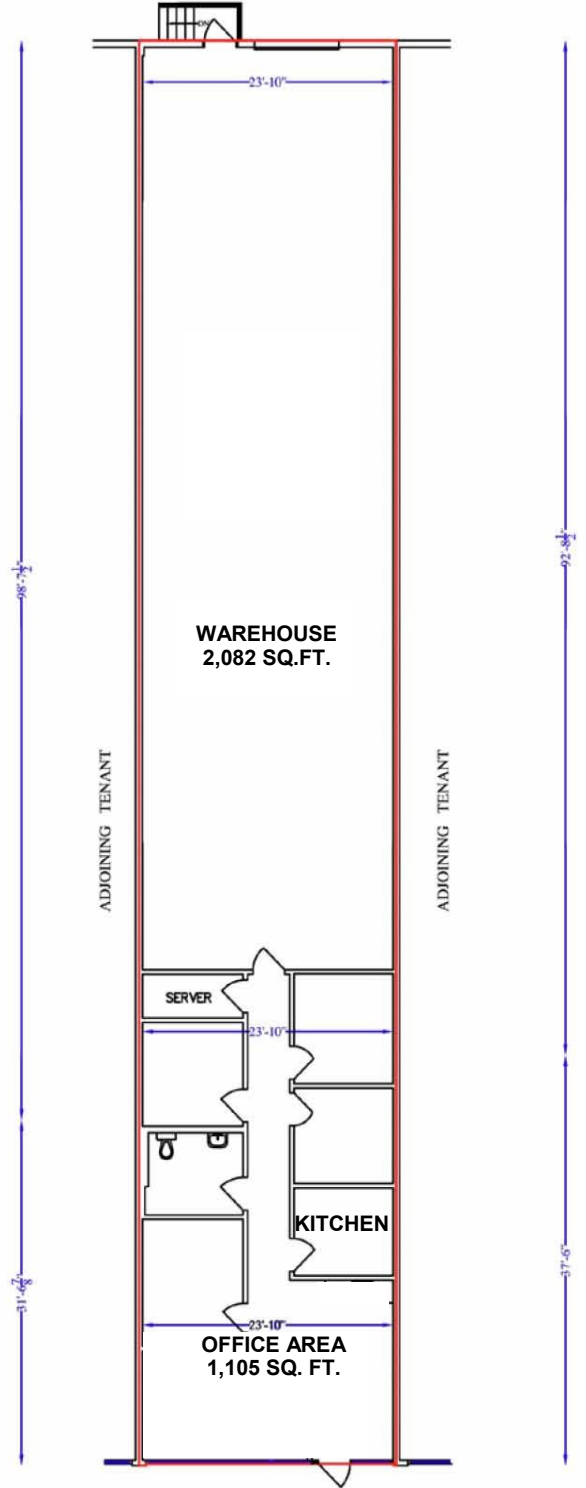
OFFICES

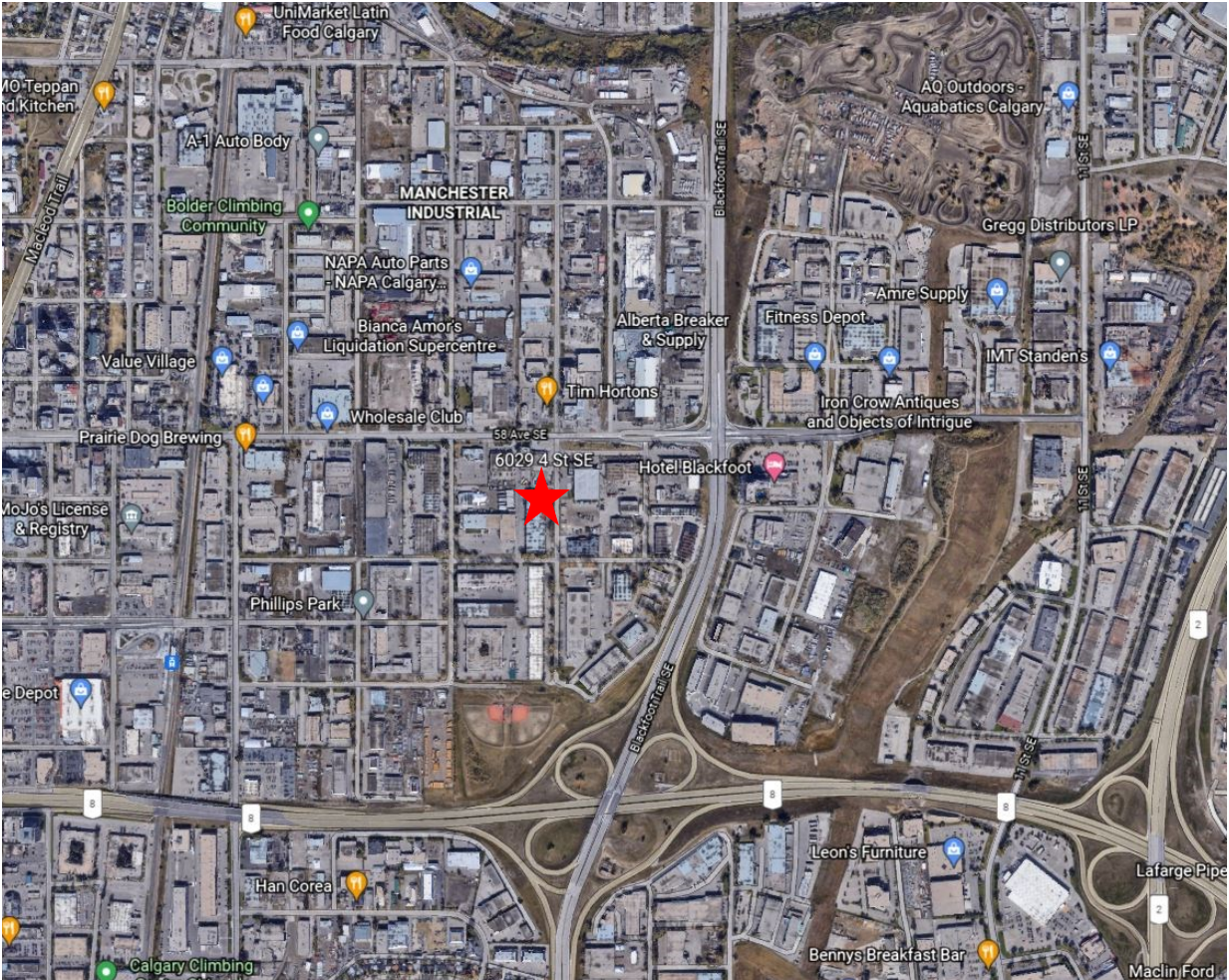
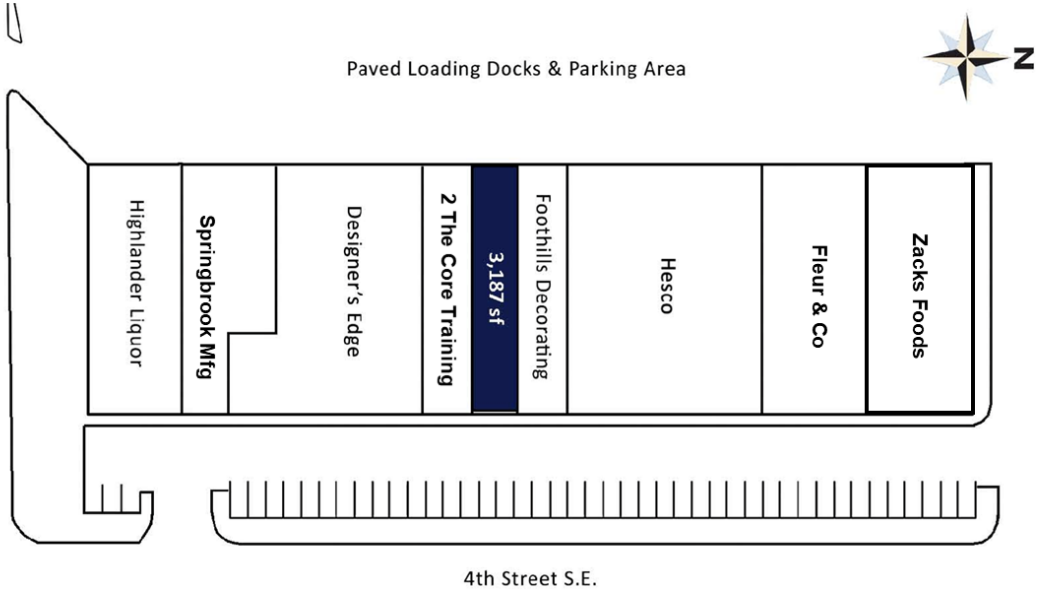


WAREHOUSE



REAR LOADING





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