

**DESIGNER SHOWROOM SPACE FOR LEASE**  
**CAN BE CONVERTED TO MANUFACTURING/WAREHOUSE**



**FOR LEASE** | **6035 - 4 STREET SE**  
**CALGARY**

Lead Agent |  
**Harvey Aronovich**  
Associate Vice President  
403-560-2059  
harvey@cdnglobal.com

**Tate Aronovich**  
Associate  
403-689-1079  
tate@cdnglobal.com

**CDNGLOBAL<sup>®</sup>**

# | FOR LEASE |

## BUILDING INFO

### ADDRESS

6035 - 4 Street SE

### OPTION A

Office: 2,688 SF  
Showroom 6,114 SF  
Warehouse: 1,966 SF  
**Total Size: 10,768 SF**

### OPTION B

Office: 1,047 SF  
Showroom 2,864 SF  
Warehouse: 983 SF  
**Total Size: 4,894 SF**

### OPTION C

Office: 1,641 SF  
Showroom 3,250 SF  
Warehouse: 983 SF  
**Total Size: 5,874 SF**

### LOADING

Option A: 2 Dock Doors  
Option B: 1 Dock Door (Landlord will ramp for drive-in access)  
Option C: 1 Dock Door

### POWER

300 amps @ 120/208 Volt

## HIGHLIGHTS

- Located in Manchester
- Easy access to Blackfoot Trail SE
- Central location
- Can be demised into two separate units of 5,874 SF and 4,894 SF
- Contemporary office and showroom buildout
- Can be converted back to manufacturing/warehouse use

### DISTRICT

Manchester

### LEASE RATE

Option A: \$8.50 PSF  
Options B & C: \$9.00 PSF  
\*Escalations are required for all options\*

### OP COSTS

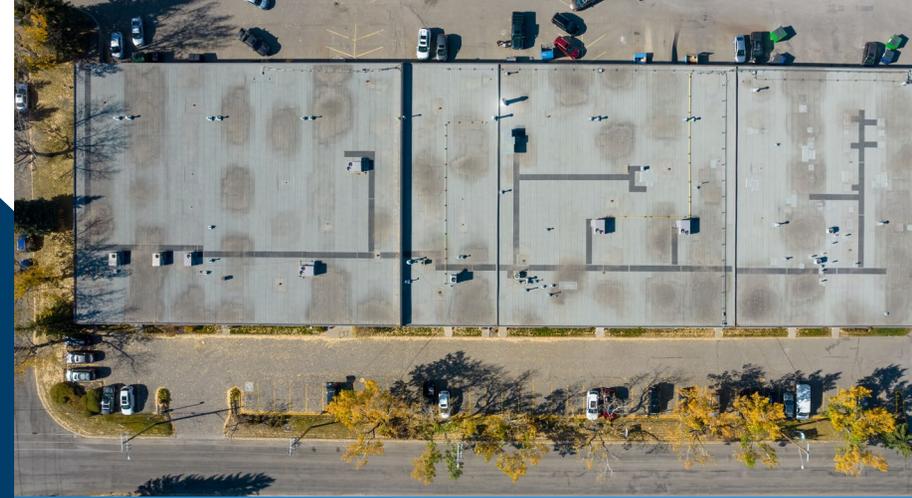
\$5.21

### CLEAR HEIGHT

16'

### AVAILABILITY

Immediately

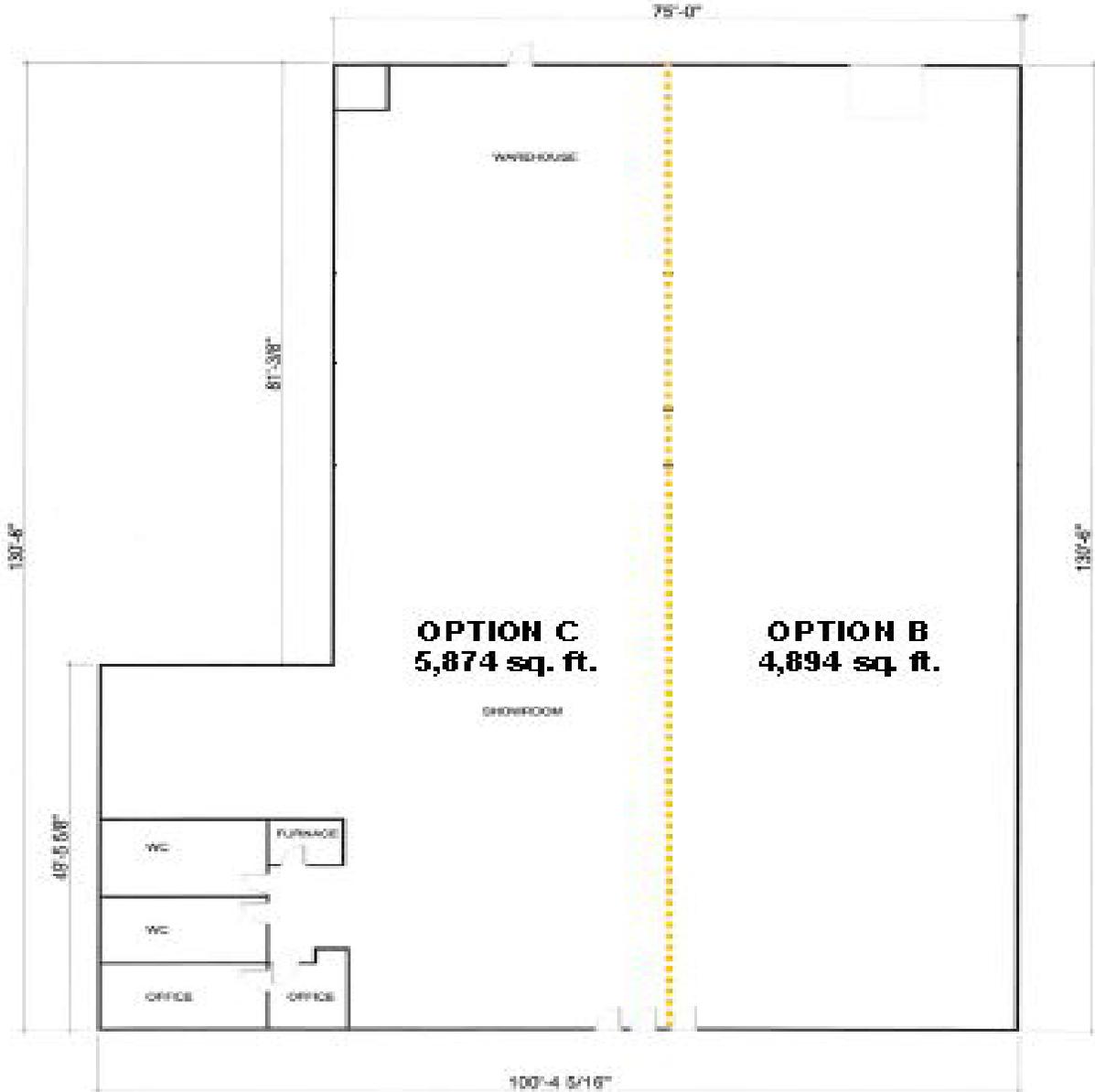


# FLOOR PLAN

| FOR LEASE |



## OPTION A - THE WHOLE SPACE



FOR LEASE



Blackfoot Trail SE

58 Avenue SE

4 Street SE



Lead Agent |  
**Harvey Aronovich**  
Associate Vice President  
403-560-2059  
harvey@cdnglobal.com

**Tate Aronovich**  
Associate  
403-689-1079  
tate@cdnglobal.com

**CDNGLOBAL**

www.cdnglobal.com | 403.265.9966