

# 4639 6 Street NE, Unit 1

Calgary, Alberta

**Evan Renwick**  
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3,200 SF Office/Warehouse Unit Available Immediately



# 4639 6 Street NE, Unit 1

Calgary, Alberta | T2E 3Z6



Rentable Area	Office:	1,603 SF
	Warehouse:	1,597 SF
	Total Rentable Area:	3,200 SF
Zoning	I-G (Industrial-General)	
Loading	1 x Drive-in	
Ceiling Height	18' in warehouse	
Power	100 Amp, 240 Volt (TBV)	
Bay Width	31'	
Lease Rate	\$11.00 PSF (Year 1-3)	
Operating Costs	\$5.69 PSF	
Availability	Immediately	

I-G

Zoning

18'

Ceiling Height

1xDI

Loading

## Property Highlights

- + End-cap unit providing an abundance of natural light throughout the office area
- + Exceptionally located in a sought-after central Northeast Industrial node
- + Close proximity to several amenities such as various restaurants, retailers and the Calgary International Airport
- + Excellent access to major transportation roads including McKnight Boulevard NE, Deerfoot Trail and 16th Avenue/ Trans-Canada Highway
- + Well appointed office space includes a kitchenette, private offices, boardroom and washrooms



Rentable Area Breakdown

1,603

Office (SF)

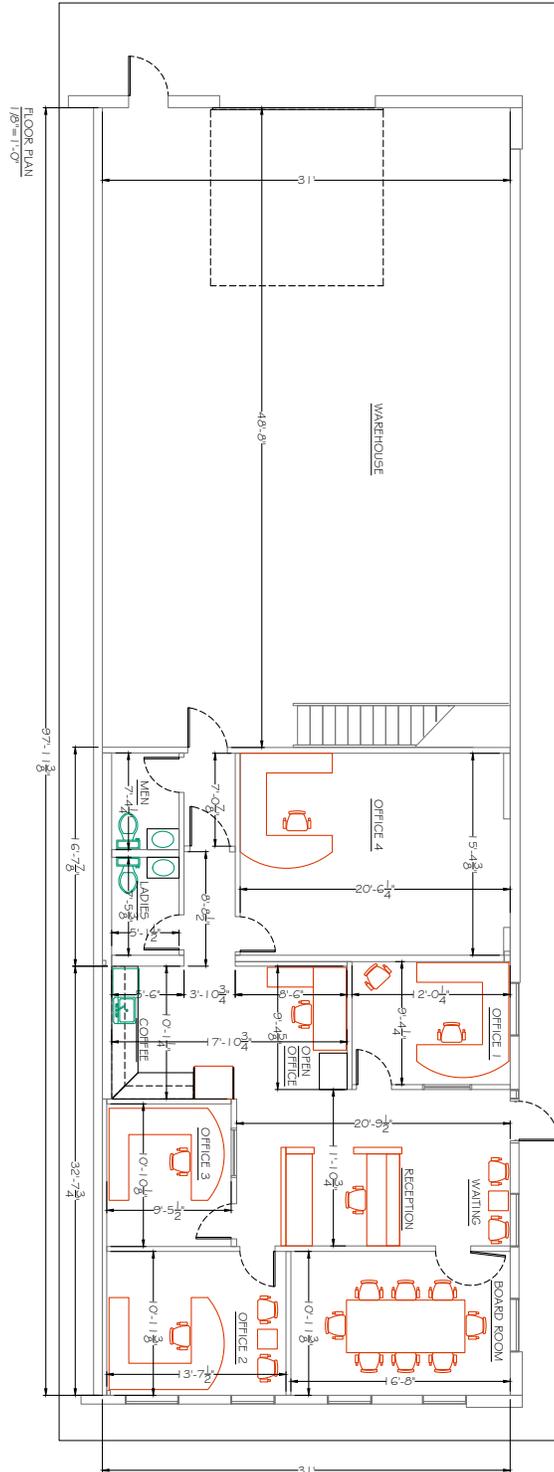
1,597

Warehouse (SF)

3,200

Total Rentable Area (SF)

Floor Plan



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For Lease



## Contact Us

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