

For lease

4639 Manhattan Road SE
Calgary, AB

- Excellent branding opportunities with signage fronting onto Manhattan Road
- Parking with 48 surface stalls at no cost
- Great access and egress to Blackfoot Trail and Glenmore Trail
- Low operating costs with excellent owner / operator
- Short drive to numerous restaurant and retail along Macleod Trail



View 3D Tour

Location



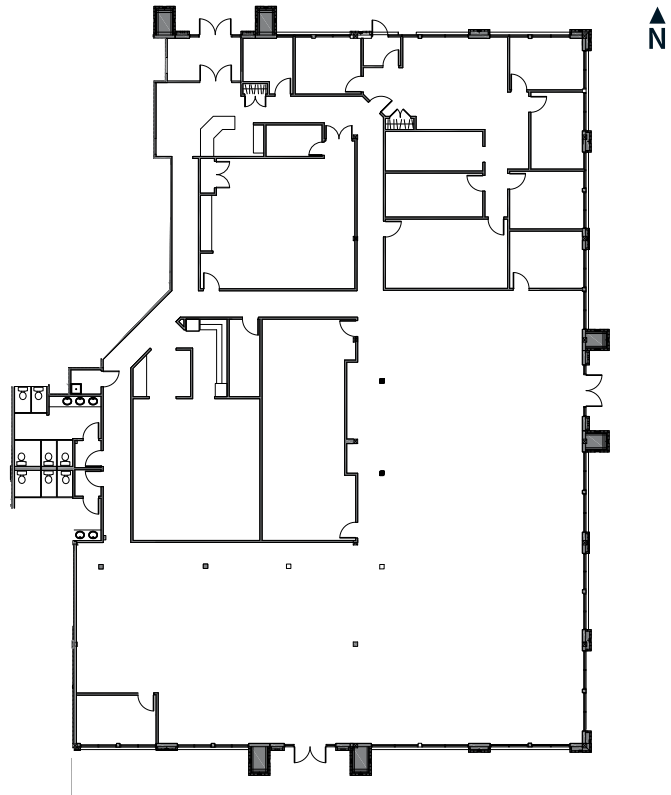
Suite Details

Available Space	Unit 125 - 12,515 s.f. Demising options available	Term	5+ years
Zoning	I- G	Building Signage	Available in front and back
Availability	Immediately	Parking	48 surface stalls at no cost 1 stall per 261 s.f.
Op Cost	Est. \$9.25 psf (2025) <i>*Janitorial and Utilities are excluded</i>		



Unit 125 - 12,515 s.f.

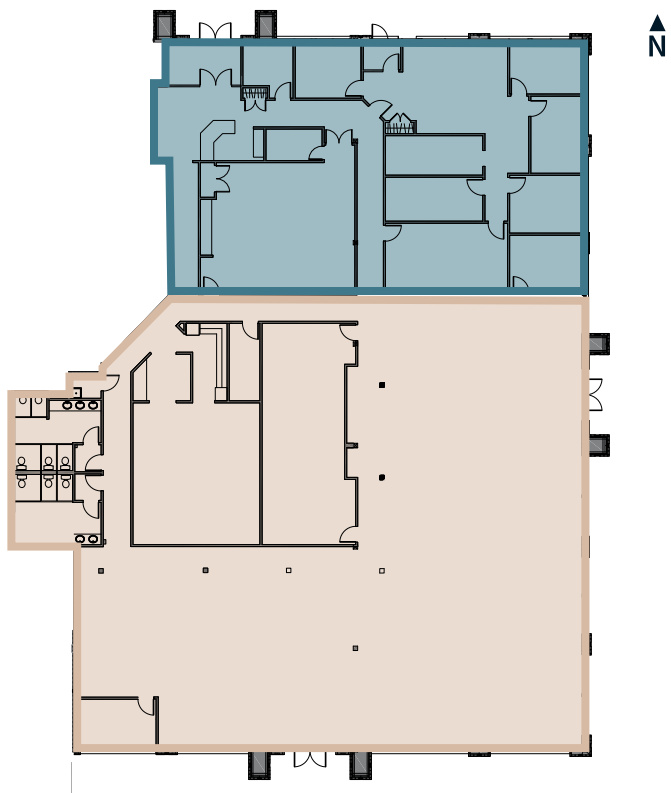
As-built floor plan

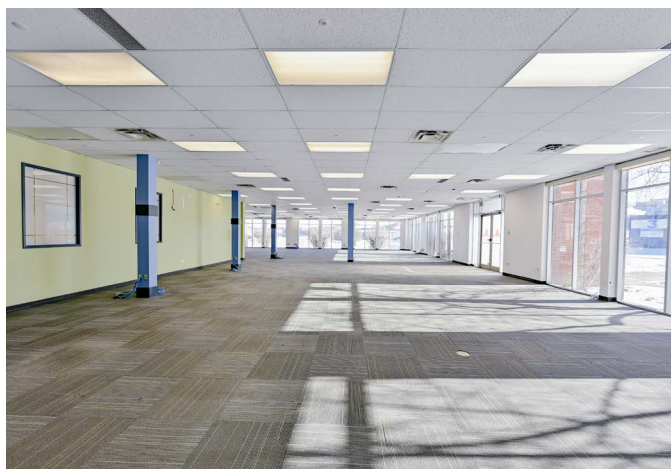
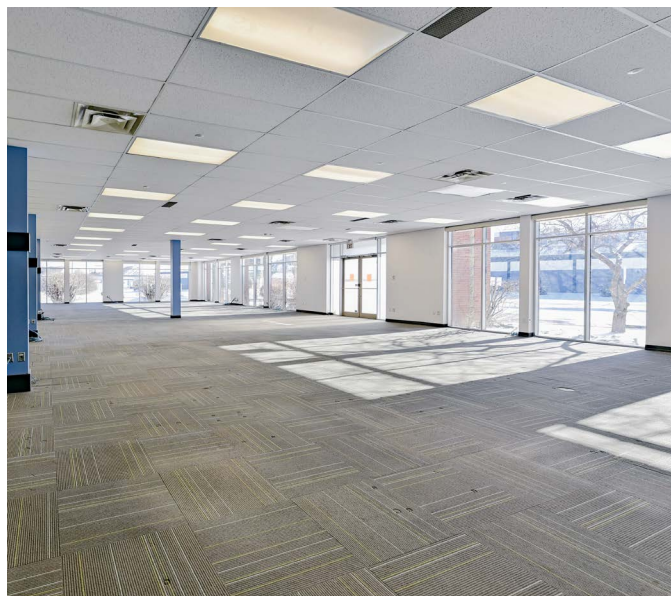
- 7 offices
- Reception
- Kitchen
- Training room
- Open workstation area



Demising floor plan

-  Option A - ~8,788 sf
-  Option B - ~3,727 sf





For more information please contact

Kara Dusseldorp

Associate Vice President

403 456 2348

kara.dusseldorp@jll.com

James McKenzie

Vice President

403 456 8100

james.mckenzie@jll.com

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