

BANKERS



CO-LISTED WITH BRENT OLEKSY



LEASE

514 STAFFORD DRIVE NORTH
4,403 SQ FT

\$12.00/SQ FT PLUS TRIPLE NET COSTS

LOCATED JUST OFF THE HWY #3 EXIT AND CLOSE TO DOWNTOWN, THIS BUILDING IS EASILY ACCESSED FROM THE HIGHWAY. A HIGH TRAFFIC COUNT AND EXCELLENT EXPOSURE TO THE PASSING PUBLIC GIVE YOUR BUSINESS A STRATEGIC ADVANTAGE.

BROKER
DALE NEUMAN

403-308-7897

DALE@BANKERSCOMMERCIAL.COM

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#203, 1122 - 3RD AVENUE SOUTH, LETHBRIDGE AB T1J 0G6

OFFICE: 403-327-1133

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COST

\$12.00/sq ft NNN
Triple net costs estimated at \$5.60/sq ft
Landlord will look at an escalation rate and
TI Allowance

PROPERTY SPECS

Total: 4,403 sq ft
Area occupied by the lessee: 3,925.5 sq ft
Area shared with tenants: 125.7 sq ft
Lessee's share of common area: 351.82 sq ft

BUILDING DETAILS

Great access off Hwy #3 and Stafford Drive
4 Offices
Small Boardroom
Reception area
Large boardroom shared with other business in
building
Kitchen area
Garage area
Two separate bull pen type zones
Multiple storage/file areas

CITY LOCATION

Plan: 4047JK
Block: 2A
Lot:
Zoning: Retail Commercial District (C1)



PROPERTY DETAILS

High traffic area
Ample parking

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