



FORSUBLEASE

#200, 7505 - 48 Street SE



READY FOR IMMEDIATE OCCUPANCY

Chris Saunders
403.630.8781
chriss@inducor.com

Laurae Austin
403.710.6638
lauraea@inducor.com

- *Below market rental rate*
- *Quality suburban office pod available immediately*
- *Excellent accessibility to major transportation routes being 52nd Street SE, Barlow, Glenmore and Deerfoot Trails*
- *Ample parking on site with additional street parking*
- *City of Calgary transit service across the street*
- *4 Offices, 1 large boardroom, men/women separate washrooms, storage closet area, kitchenette, and lobby reception area.*

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403.279.8885: PHONE

403.720.3557: FAX

www.inducor.com: WEB

Suite 200, 4351 104th Avenue SE Calgary, AB T2C 5C6: OFFICE

PROPERTY HIGHLIGHTS

RENTAL RATE	\$6.00
OPERATING COSTS:	\$2.36 (Estimated 2008)
OFFICE:	2,670 sq.ft approximately
AVAILABLE:	Immediate
DISTRICT:	Foothills Industrial Park
ZONING:	I-G (Industrial - General)
TERM:	Up to 8 years available

AERIAL MAP



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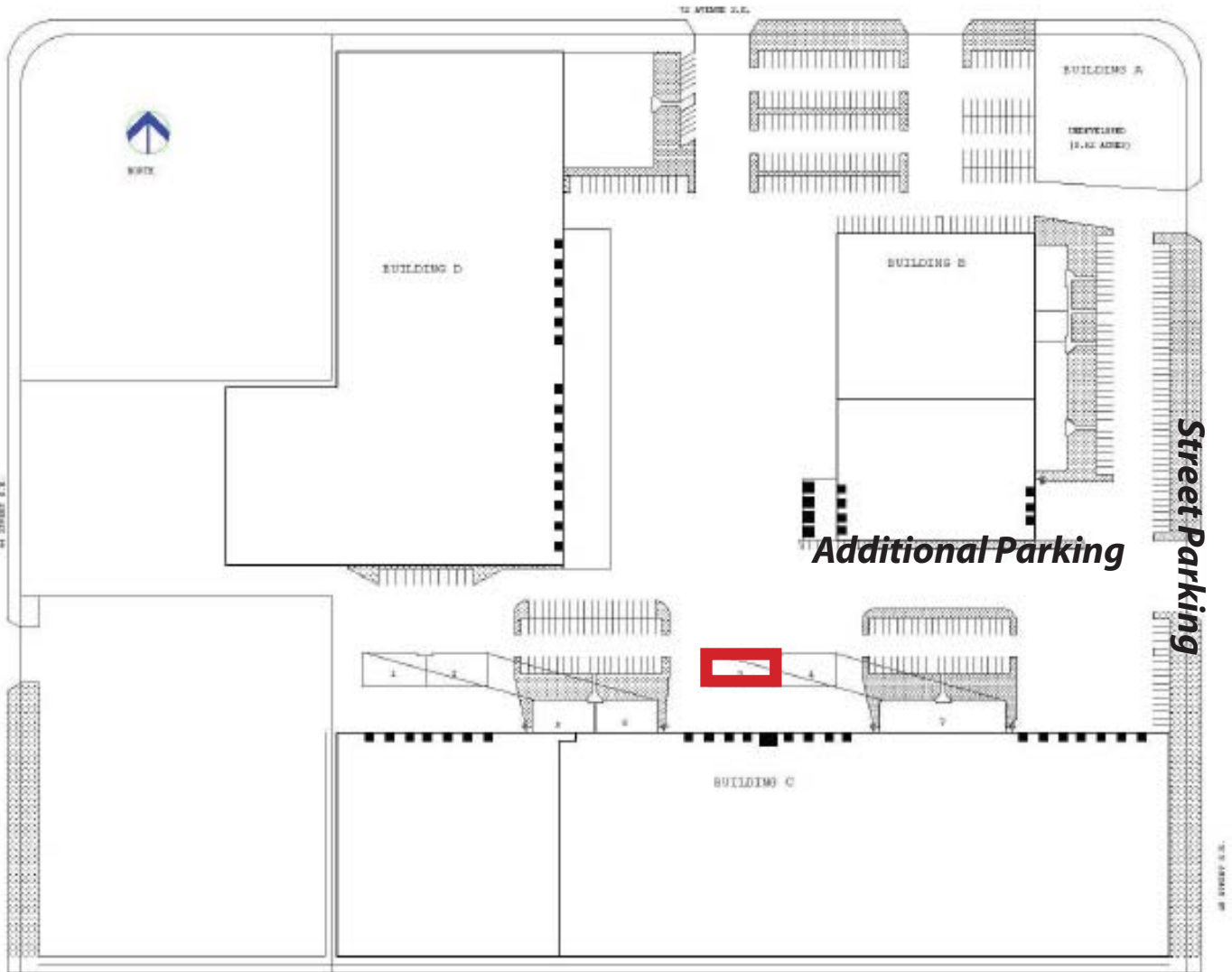
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72 Avenue S.E.

44 Street S.E.

48 Street S.E.



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LARGE OFFICE



ENTRANCE



BOARDROOM



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