



Roman
Real Estate Services

For Lease

OFFICE / SHOP / YARD



4850 - 35A Street SE

- **5,600 sq. ft. Clear Span (70' x 80')**
- **Main and 2nd floor office area complete with two washrooms (approx. 1,000 SF)**
- **Trench Sump**
- **Make up air**
- **3 phase power 200 amp. TBV**
- **Fenced yard space (approx. 14,000 sq. ft.)**
- **2 - 12' x 16' OH Drive - In Doors**
- **1 - 12' x 18' OH Drive - In Door (tbv)**

#220, 221 - 62nd Ave. SE
Calgary, Alberta, T2H 0R5
Phone: (403) 228-6015
Fax: (403) 228-6025

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy, however Roman Real Estate Services Inc. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.



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Lease Rate: \$13.00 per sq. ft. net

Operating Costs: \$2.75 per sq. ft. (TBV)

Term: 5 Years

Available: July 1, 2010

Legal: Lot 5, Block 3, Plan 9810128

For more information contact

Roman Real Estate Services Inc.

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