

OFFICE  
SPACE  
FOR  
LEASE

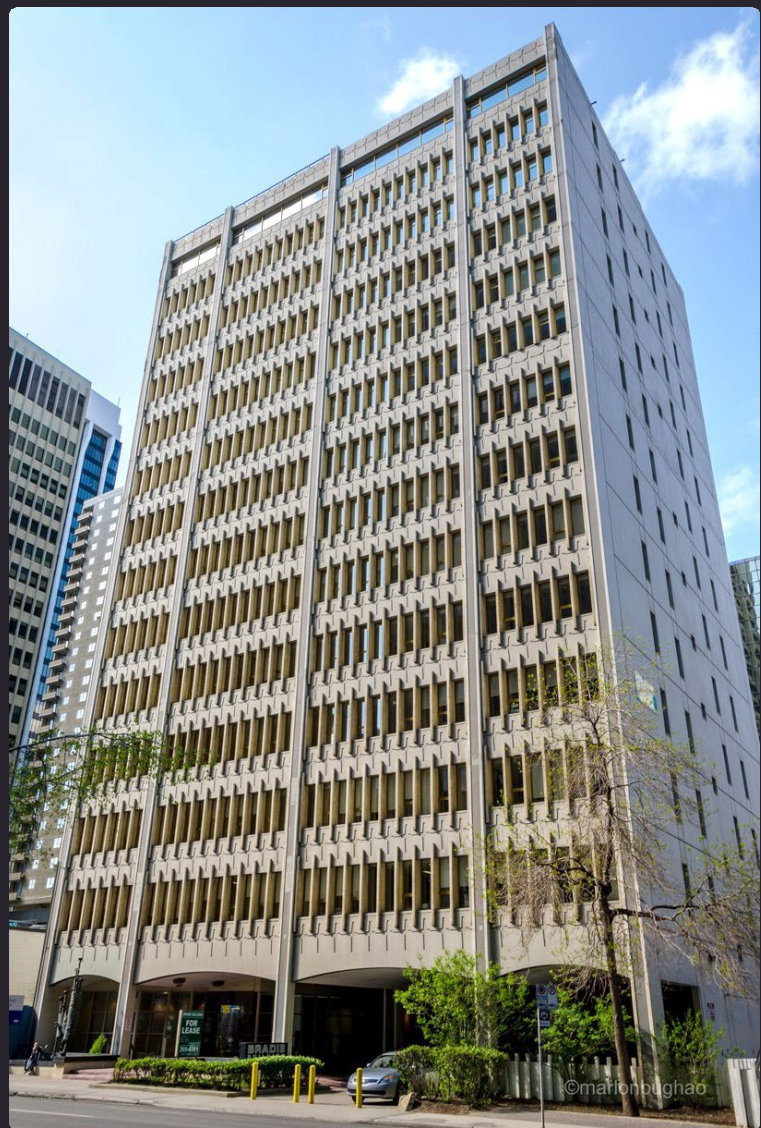
# Bradie Building

ESTANCIA  
INVESTMENTS INC.

EXCELLENT LOCATION

ATTRACTIVE RATES

LOW OPERATING COSTS



## Property Information

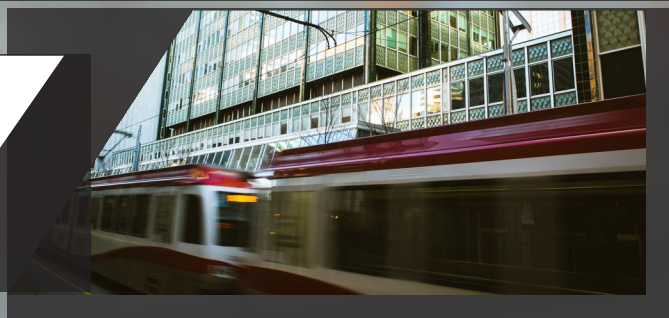
<b>Municipal Address:</b>	<b>630-6th Ave SW, Calgary, AB</b>
<b>Areas Available:</b>	<b>Various size spaces from 1,600 sq ft to 4,000 sq ft.</b>
<b>Operating Costs:</b>	<b>\$16.50 per sq ft</b>
<b>Net Rent:</b>	<b>Rent-Negotiable Available Immediately</b>

## Additional Information

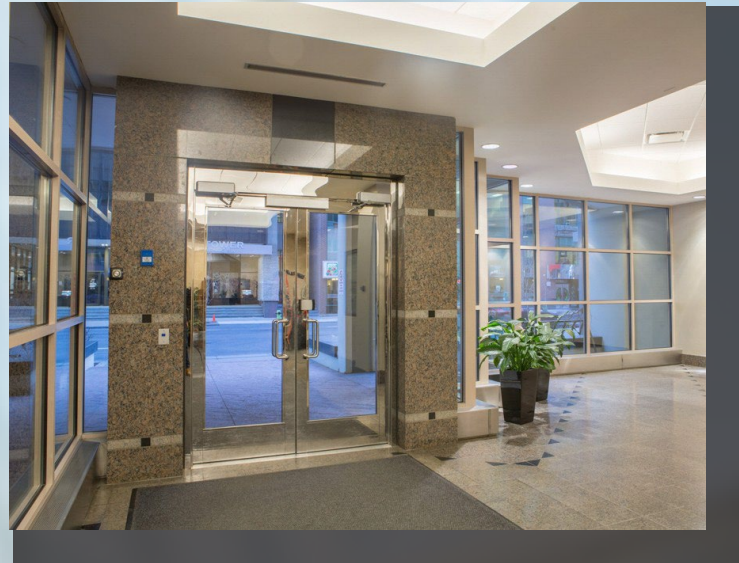
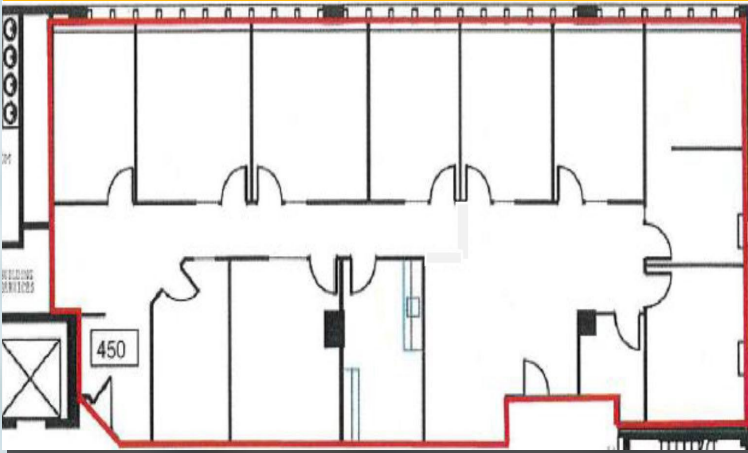
- Three (3) minute walk to 7th Ave. & 7th Street LRT Station
- Close to Calgary Court House
- Renovated Lobbies and Washrooms
- Adjacent to Plus 15 System
- Low Operating Costs
- Very Efficient Spaces
- Affordable parking available
- Excellent access in and out of downtown
- Close to numerous restaurants, shops and services

For more information or to view, please contact:

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SUITE 450 - 3,338 SQ. FT.



SUITE 660 - 2,291 SQ. FT.

