

# Glenmore Business Park

7710 - 5th Street SE



Unit 109

AVAILABLE IMMEDIATELY

738 square feet

**Pre-leasing improvements complete.** Main floor office space featuring 1 office, boardroom, kitchenette, reception and open area. Excellent nearby amenities including Calgary Farmers' Market and Deerfoot Meadows Shopping District. Transit route 410 services the park.



Zoning: I - G (Industrial General)

Year Built: 1980

Parking: 1 per 625 sf

- heated underground (\$75/stall/month)
- surface (free of charge)

Rental Rates: Market Rates

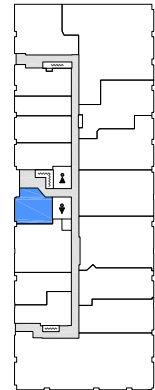
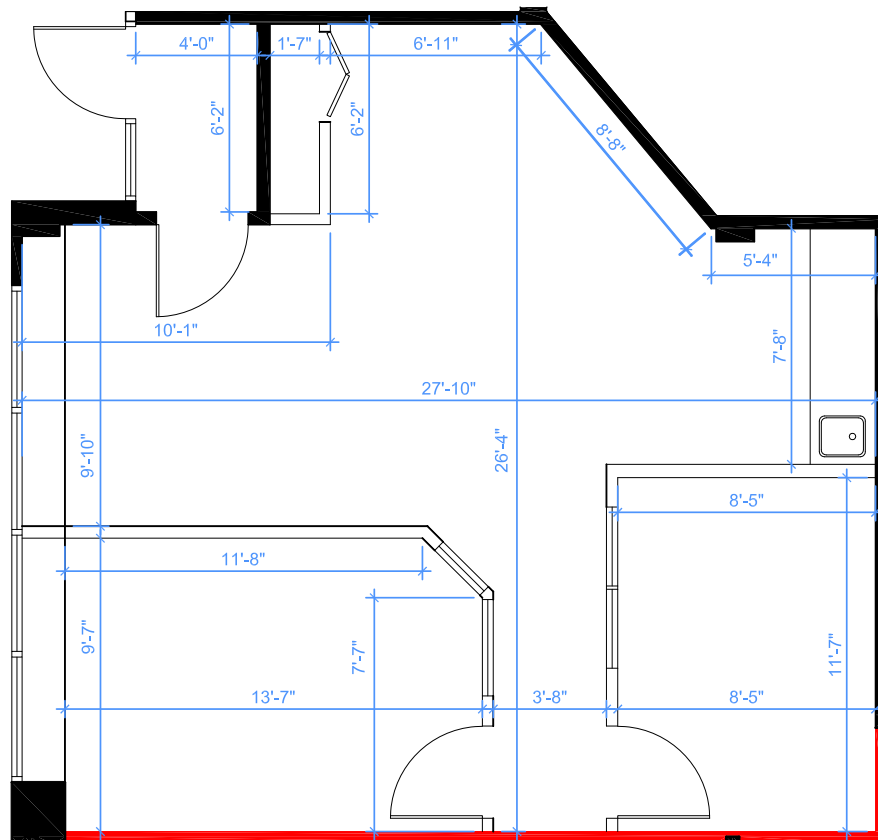
Operating Costs: CAM \$9.56 & TAX \$3.37 (Est. 2021)





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KEY PLAN

— DEMISING WALL



**SUITE 109**  
**RENTABLE AREA = 738 SF**

ABOVE INFORMATION ESTABLISHED ACCORDING  
TO ANSI / BOMA Z65.1 1996