



# HOPEWELL BUSINESS PARK BUILDING A

**BAY 106 - 15,178 SF**

**BAY 110 - 15,301 SF**

**BAY 114 - 11,901 SF**

**Total 42,380 SF**

**2730 - 39th Avenue NE, Calgary, AB**

**AVAILABLE IN 30 DAYS**

**(Call for additional details)**

## UNIT 106

**AREA: 15,178 SF**  
(5,013 SF Office)

**LOADING:** One - 8' w x 10' h dock door with leveler  
One - 12' w x 16' h overhead ramped drive-in door

## UNIT 110

**AREA: 15,301 SF**  
(2,738 SF Office)

**LOADING:** Three - 8' w x 10' h dock door with leveler

## UNIT 114

**AREA: 11,901 SF**  
(1,939 SF Office)

**LOADING:** One - 12' w x 12' h ramped drive-in door  
One - 8' w x 10' h overhead dock door with leveler

- Direct exposure to 39th Avenue NE
- Large marshalling and loading area
- Immediate access to major thoroughfares including Barlow Trail NE, McKnight Blvd., 32nd Avenue, and Deerfoot Trail
- Double row parking in the front of the premises plus additional parking behind the building
- Sump system located in Unit #106
- Units 106, 110 & 114 are contiguous; however, they can be leased out separately

**DARCY PAYNE**  
**LEASING MANAGER, CALGARY**  
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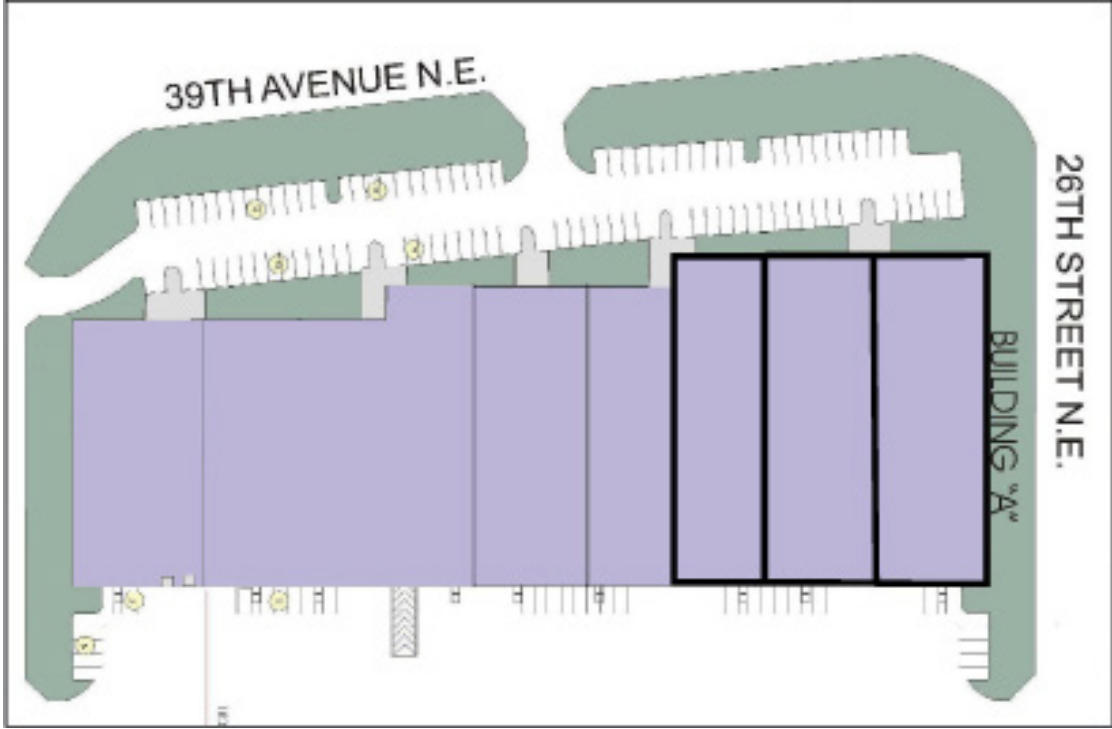
**BentallGreenOak(Canada) Limited Partnership**



# SPECIFICATIONS

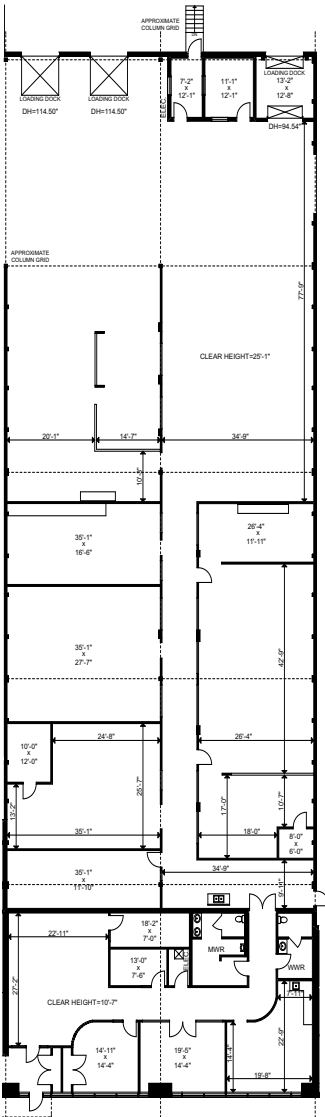
|                             |                                 |
|-----------------------------|---------------------------------|
| <b>TERM:</b>                | 5 - 10 years                    |
| <b>CLEAR HEIGHT:</b>        | 25'6" Clear                     |
| <b>POWER:</b>               | 200 Amp, 600 Volt 3 Phase (TBC) |
| <b>HEATING - OFFICE:</b>    | RTU (HVAC)                      |
| <b>HEATING - WAREHOUSE:</b> | Overhead Radiant Heaters        |
| <b>LIGHTING:</b>            | Flourescent                     |
| <b>ZONING:</b>              | I-G (Industrial General)        |
| <b>YEAR BUILT:</b>          | 2000                            |
| <b>TOTAL BUILDING SIZE:</b> | 11,901 up to 42,380 SF          |

2024 ADDITIONAL RENT ESTIMATE: **\$6.22/SF**  
 ASKING RATE: **Market**



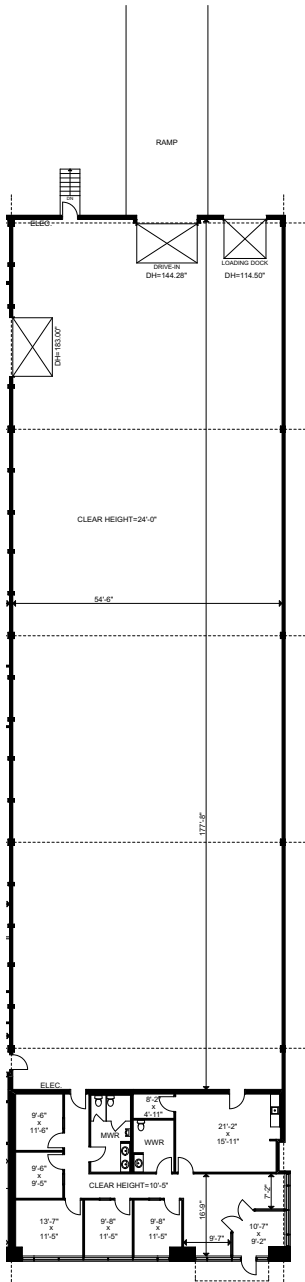


# FLOOR PLAN (Unit 110)



North

# FLOOR PLAN (Unit 114)



North