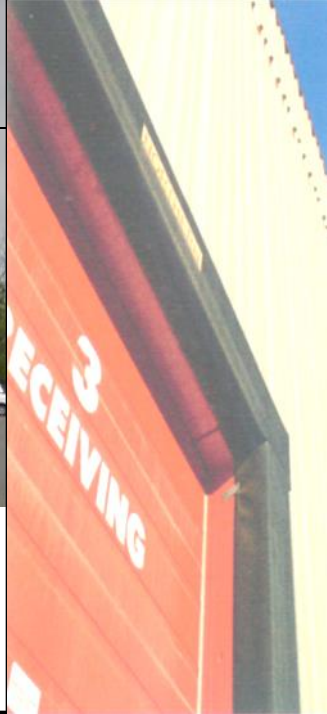




Calgary SMI Commercial Real Estate Limited  
#1636, 246 Stewart Green SW  
Calgary, Alberta, T2P 2T3

[www.smicommercial.com](http://www.smicommercial.com)

Contact:  
Mathieu Dery  
(403) 862-0799  
[mdery@smicommercial.com](mailto:mdery@smicommercial.com)

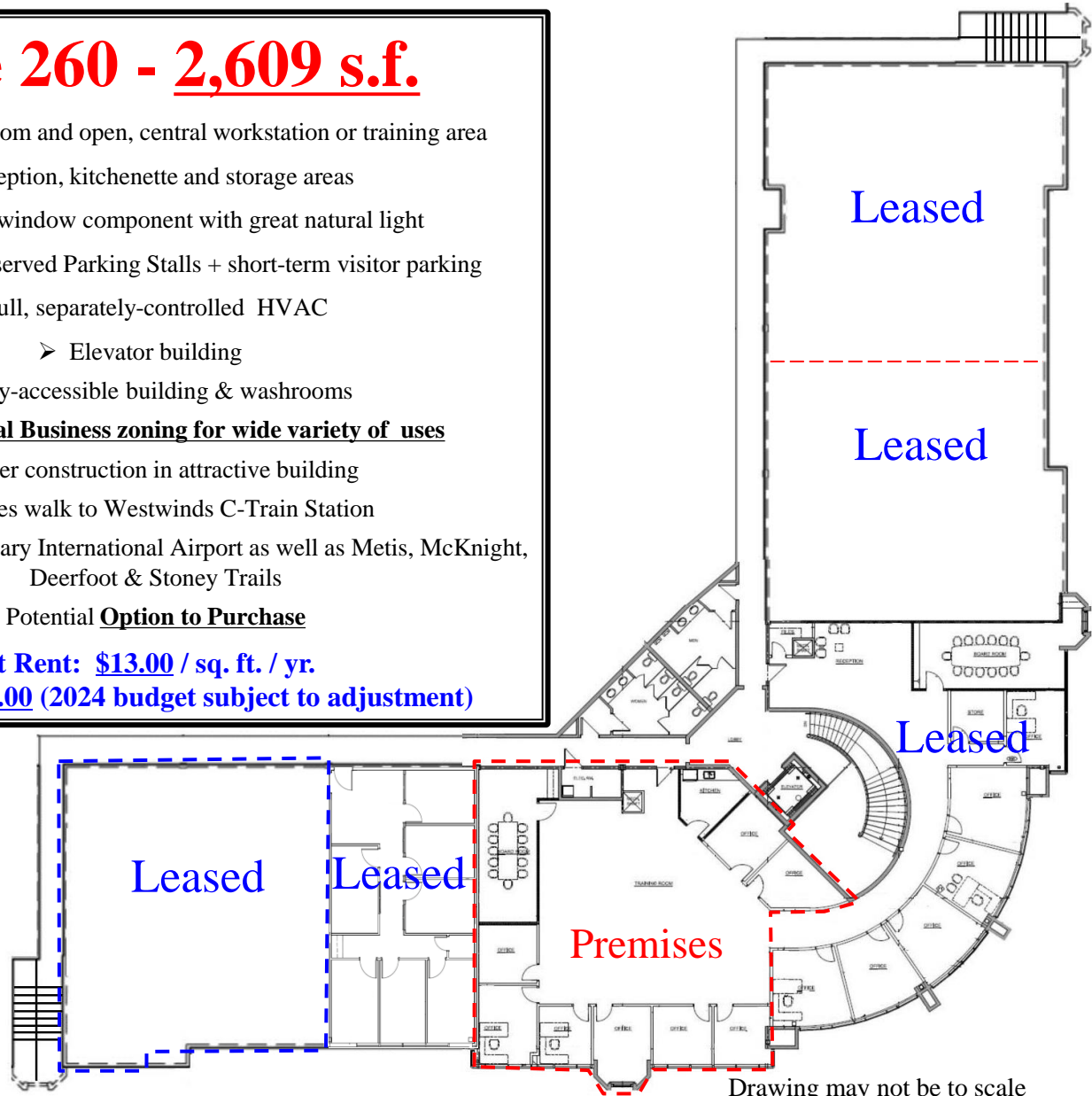


# Westwinds Business Park 3670 – 63<sup>rd</sup> Avenue N.E.

## Suite 260 - 2,609 s.f.

- 7 offices, boardroom and open, central workstation or training area
  - Reception, kitchenette and storage areas
  - High-ratio window component with great natural light
- Five (5) Free Reserved Parking Stalls + short-term visitor parking
  - Full, separately-controlled HVAC
  - Elevator building
  - Fully-accessible building & washrooms
- **I-B Industrial Business zoning for wide variety of uses**
  - Newer construction in attractive building
  - Minutes walk to Westwinds C-Train Station
- Minutes drive to Calgary International Airport as well as Metis, McKnight, Deerfoot & Stoney Trails
  - Potential **Option to Purchase**

**Net Rent: \$13.00 / sq. ft. / yr.**  
**Op. Costs: \$15.00 (2024 budget subject to adjustment)**

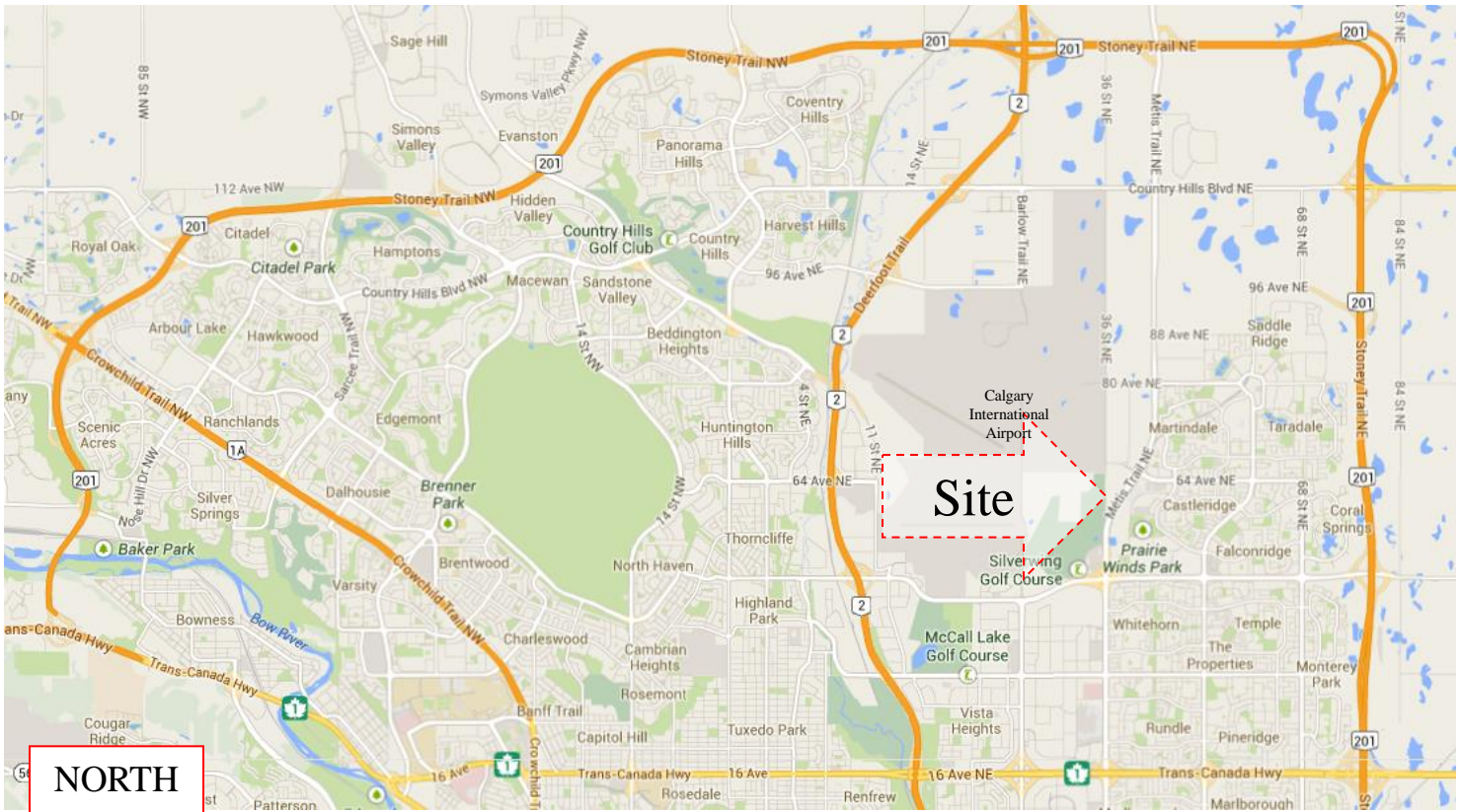


Drawing may not be to scale



# HIGH-QUALITY OFFICE LEASE

## 2<sup>nd</sup> Floor, 3670 – 63<sup>rd</sup> Avenue N.E.



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