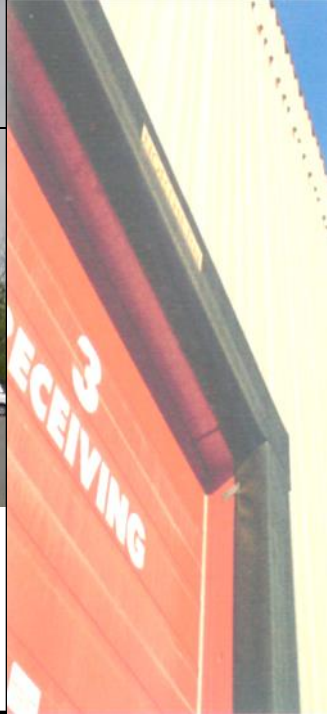




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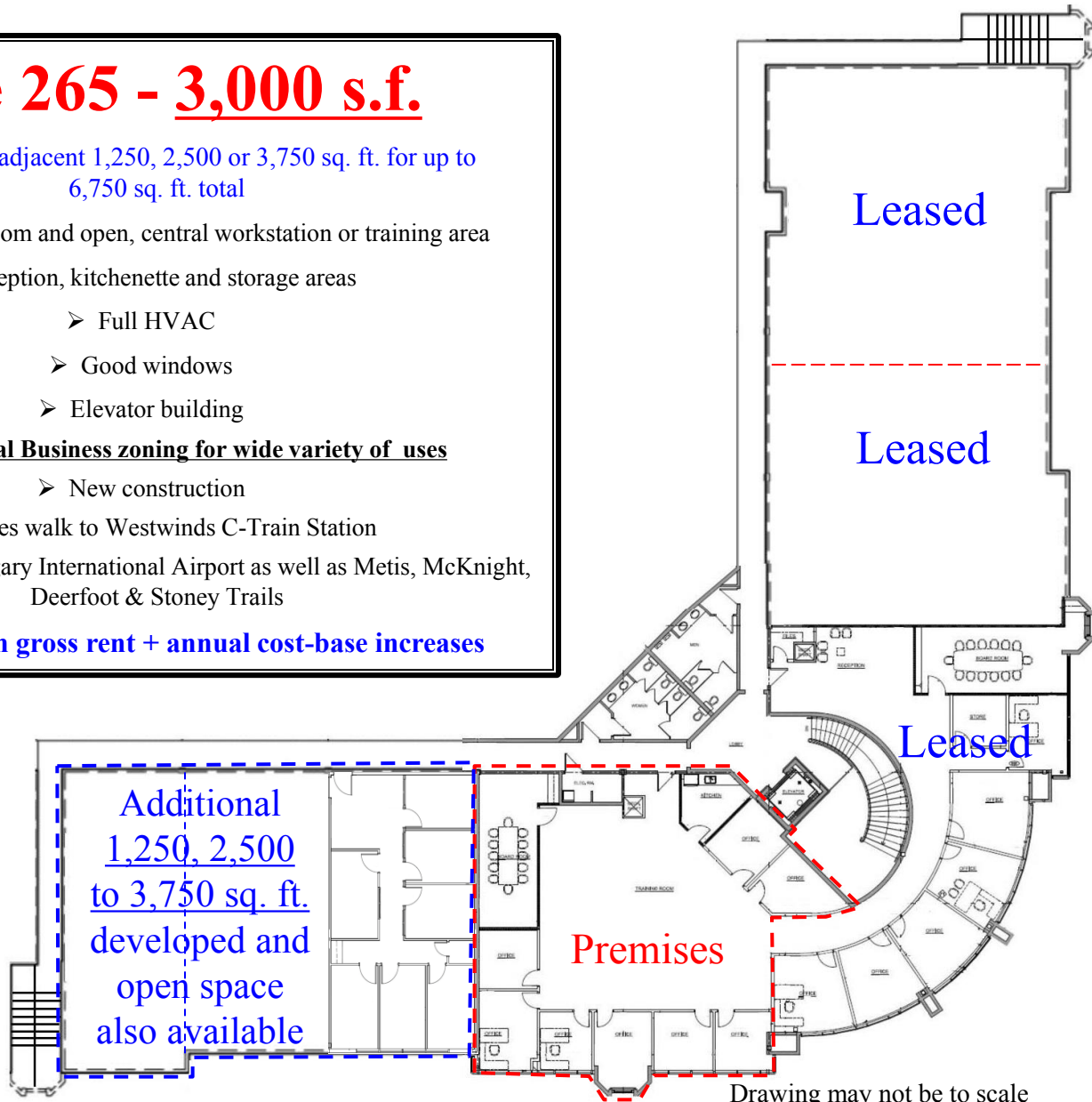


# Westwinds Business Park 3670 – 63<sup>rd</sup> Avenue N.E.

## Suite 265 - 3,000 s.f.

- Available with adjacent 1,250, 2,500 or 3,750 sq. ft. for up to 6,750 sq. ft. total
- 7 offices, boardroom and open, central workstation or training area
  - Reception, kitchenette and storage areas
    - Full HVAC
    - Good windows
    - Elevator building
  - **I-B Industrial Business zoning for wide variety of uses**
    - New construction
  - Minutes walk to Westwinds C-Train Station
  - Minutes drive to Calgary International Airport as well as Metis, McKnight, Deerfoot & Stoney Trails

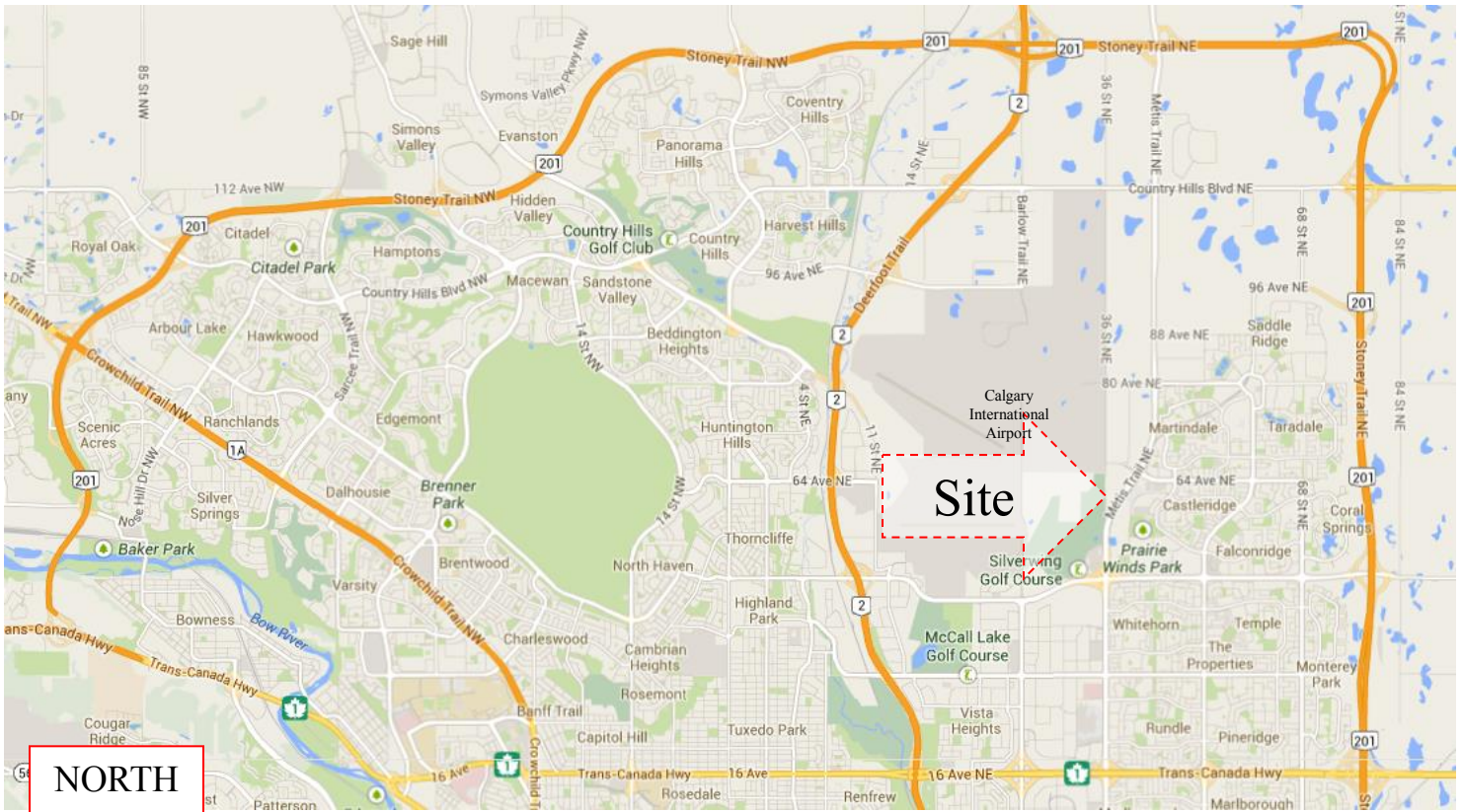
**\$5,000 per month gross rent + annual cost-base increases**



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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