



MAYFAIR PLACE

OFFICE AND RETAIL FOR LEASE

6707 ELBOW DR SW, CALGARY, AB T2V 0E5

VACANT AND AVAILABLE IMMEDIATELY

- Various office sizes from 200-700 sq. ft. & suites from 3,000-8,000 sq. ft.
- Main Floor Retail 2,380 sq. ft.
- Bright offices with ample windows.
- Layouts and turn-key construction options available
- Many building amenities including professional, retail & food services



PROPERTY FEATURES

- High-speed Fibre Optic communications
- High-traffic on Elbow Drive and close to Macleod & Glenmore Trails as well as Chinook Mall, C-Train & Bus stops
- Ample short-term free surface and underground parking stalls
- 500+ residential and commercial tenants in building!
- Market Net Rent +\$16.01 Op. Cost (2023 Est.)



Calgary SMI Commercial Real Estate Limited
#1636, 246 Stewart Green S.W., Calgary, Alberta, T3H 3C8
www.smicommercial.com

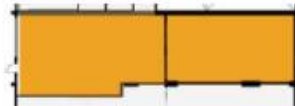
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All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.



AVAILABLE SUITES

Suite 126 Retail
2,380 sq.ft.



Suite 201 Office
746 sq.ft.



Suite 218 Office
3,000 +/- sq.ft.



Suite 241 Office
201 sq.ft.



Suite 242 Office
479 sq.ft.



Suite 303 Office
8,222 sq.ft.



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