



Calgary SMI Commercial Real Estate Limited

1636, 246 Stewart Green SW  
Calgary, Alberta, T2P 2T3  
[www.smicommercial.com](http://www.smicommercial.com)

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

SMI Commercial • Office Retail Division

# Office/Retail Lease



**Suite 220, 739 – 11 Avenue SW**



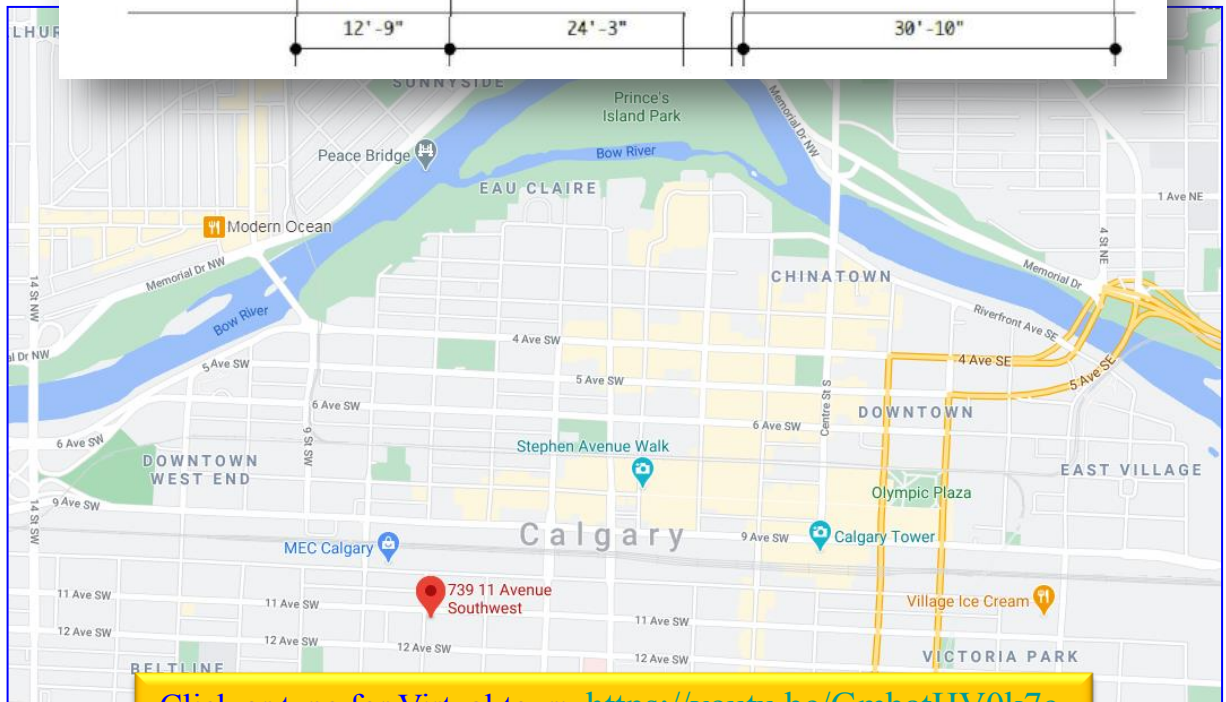
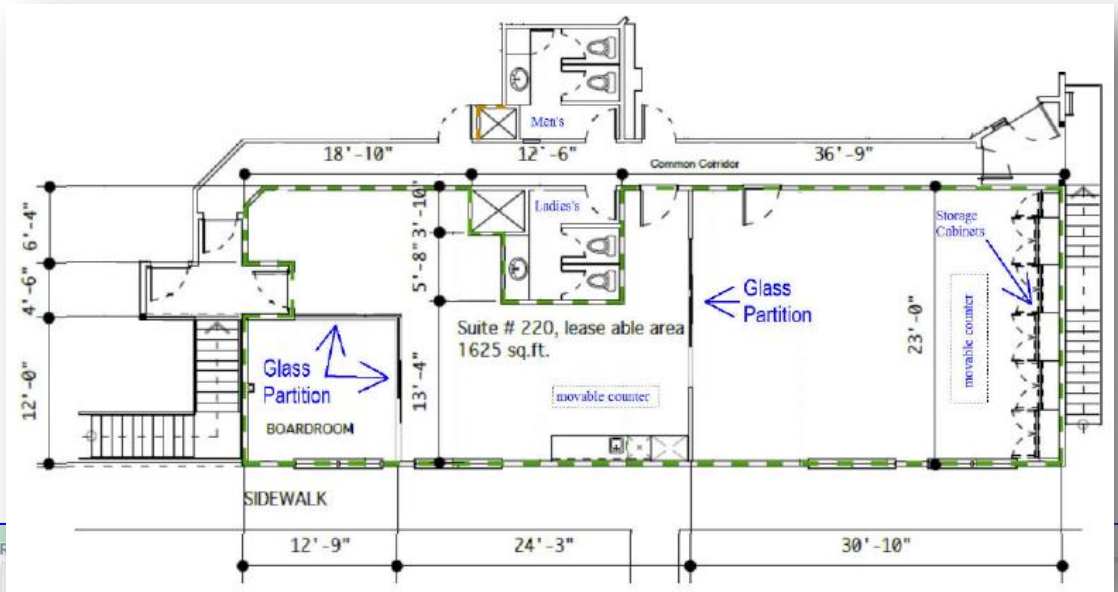
## 1,625 sq. ft.

- Very bright open design studio office
- CC-X zoning (Centre City – Mixed Use)
- Wide variety of retail, professional & office uses possible
- Ample parking on and off site. incl. tandem (2 total) stall @ \$180.00
- Security System included @ \$40.00
- High visibility to 19,000 vehicles per day (2019)

**\$10.00 Net Rent**

**\$12.00 Op. Cost**

(2021 Budget)  
[GST additional on above]



Click or type for Virtual tour: <https://youtu.be/GmbatHV0k7c>



CREATING VALUE THROUGH RELATIONSHIPS