

5935 35 Street SE, Bay 8

Calgary, Alberta

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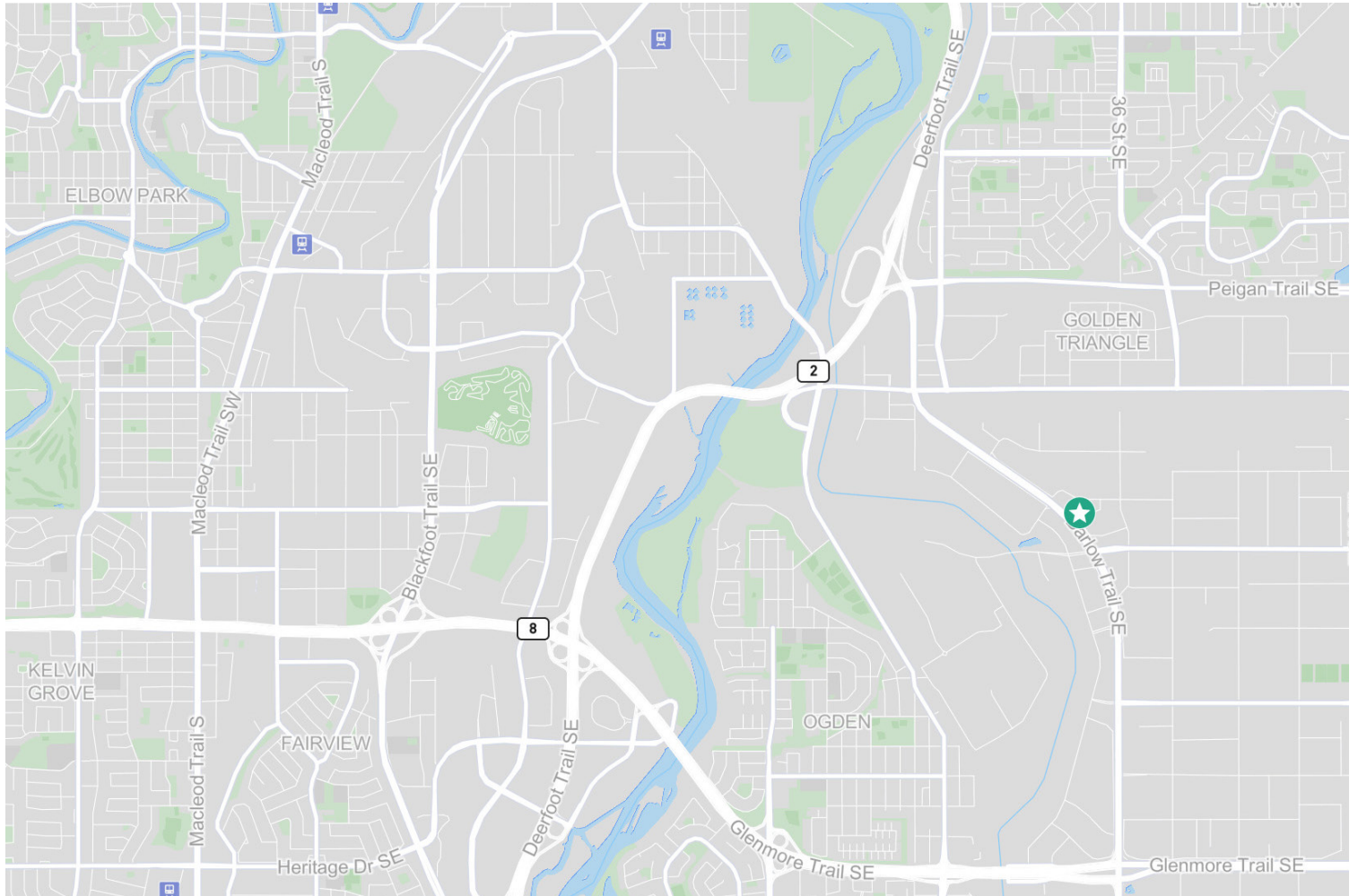
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Small 100% Office Corner Unit Available



5935 35 Street SE, Bay 8

Calgary, Alberta | T2C 2H1



Rentable Area	1,494 SF (100% office space)
Zoning	I-G (Industrial-General)
Loading	N/A
Ceiling Height	9' Clear
Power	100 Amps, 120/208 Volts, 3 Phase (TBV)
Operating Costs	\$9.56 PSF
Lease Rate	Market
Availability	Immediate

I-G

Zoning

\$9.56

Operating Costs (PSF)

Market

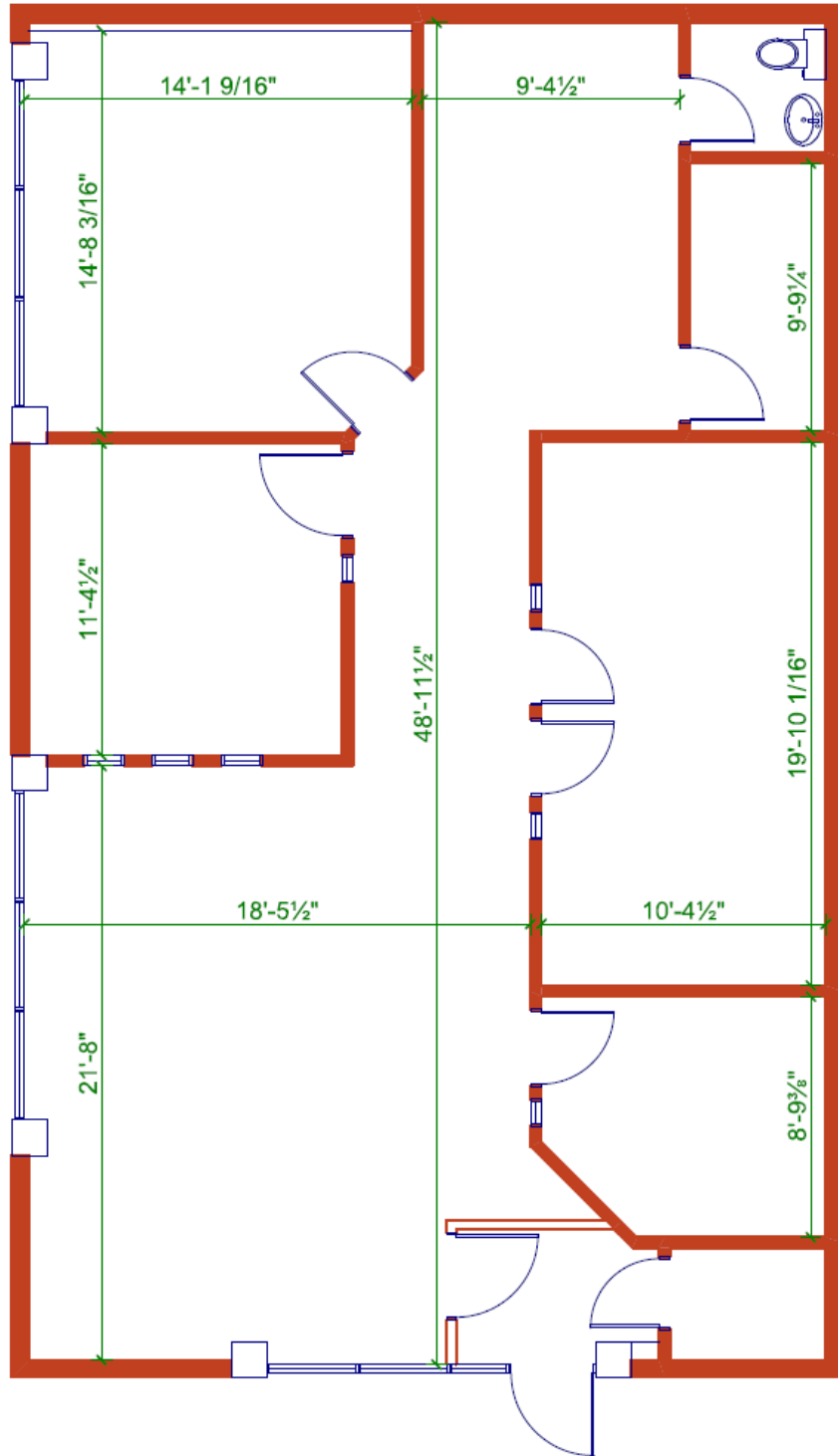
Lease Rate (PSF)

Property Highlights

- + Small office unit in Calgary's largest industrial area, Foothills Industrial
- + Central for numerous businesses and retailers
- + Corner unit with large windows providing ample natural light
- + Direct exposure to Barlow Trail SE, offering great visibility to the main arterial road servicing Foothills Industrial
- + Efficient layout equipped with open reception area, 3 private offices, and a boardroom
- + Location offers quick access to major highways, including Deerfoot Trail, Glenmore Trail, and Stoney Trail



Floor Plan





Contact Us

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