

**UNIT SIZE:
±2,686 SQ.FT.**

**CENTRALLY
LOCATED
RETAIL
SETTING**

C-COR3 ZONING

**SIGNAGE
EXPOSURE TO
GLENMORE
TRAIL
& CENTRE
STREET**

FOR LEASE

15, 6624 CENTRE STREET S.E.



- Capture the attention of high volume traffic with exposure to Glenmore Trail and Centre Street.
- LRT public transportation nearby.
- Close proximity to bustling retail amenities connecting Centre Street to Chinook Centre.
- Broad mix of neighbouring tenants provides a consistent draw of people.
- Ample surface parking.

NET RENT: \$16.00 psf
OP. COSTS: \$6.97 psf (2023)
PROPERTY TAX: \$3.50 psf (2023)
**COMBINED
ADDITIONAL RENT:** \$10.47 psf (2023)
UNIT SIZE: ±2,686 sq.ft.



MARK SCHELL
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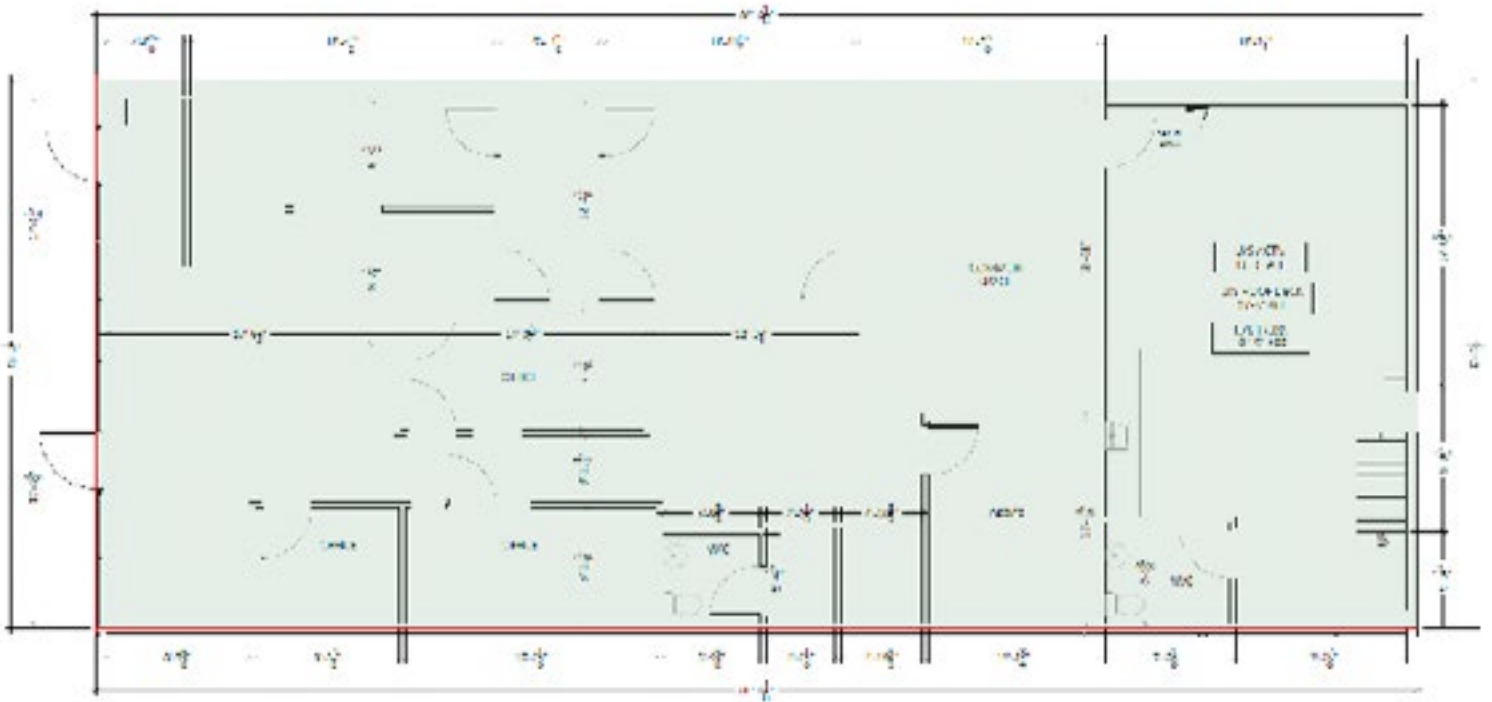
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FLOOR PLAN

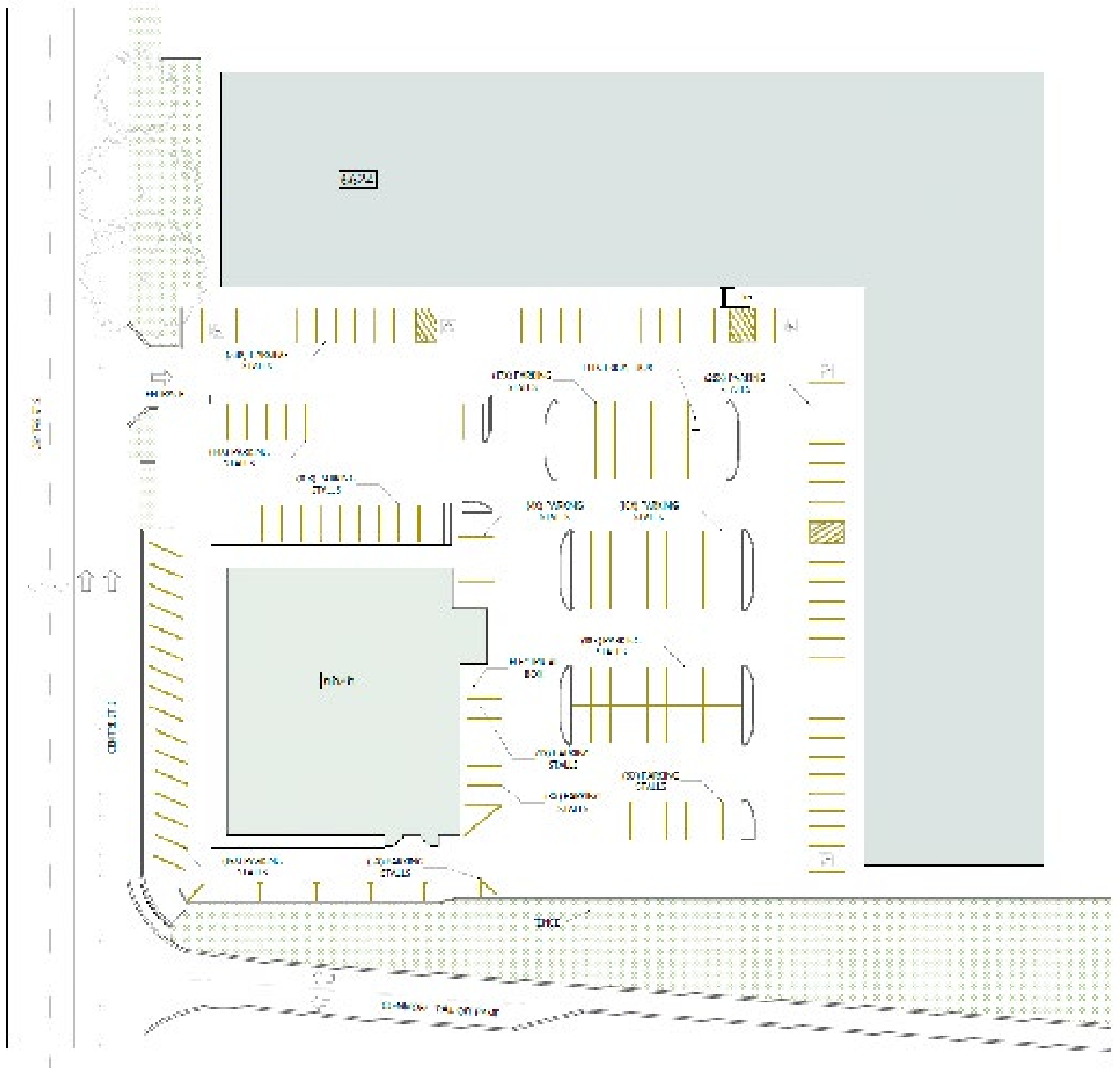


UNIT #15 ±2,686 sq.ft.

- Available Immediately.
- Comprised of flex office space with private rooms, open areas, and rear storage area.
- The rear storage area has high ceilings for racking, and a man-door exit.
- Two front entrance doors.
- The unit is ready to go in its current form, or improvements can be negotiated.
- Variety of neighbouring tenants include Cricklewood Interiors, CDI College, City Dancewear, Olympia Liquor, Calgary Housing Company, Le La Vietnamese Restaurant, Canadian Mattress, and more.
- Large parking area with quick access to Glenmore Trail.

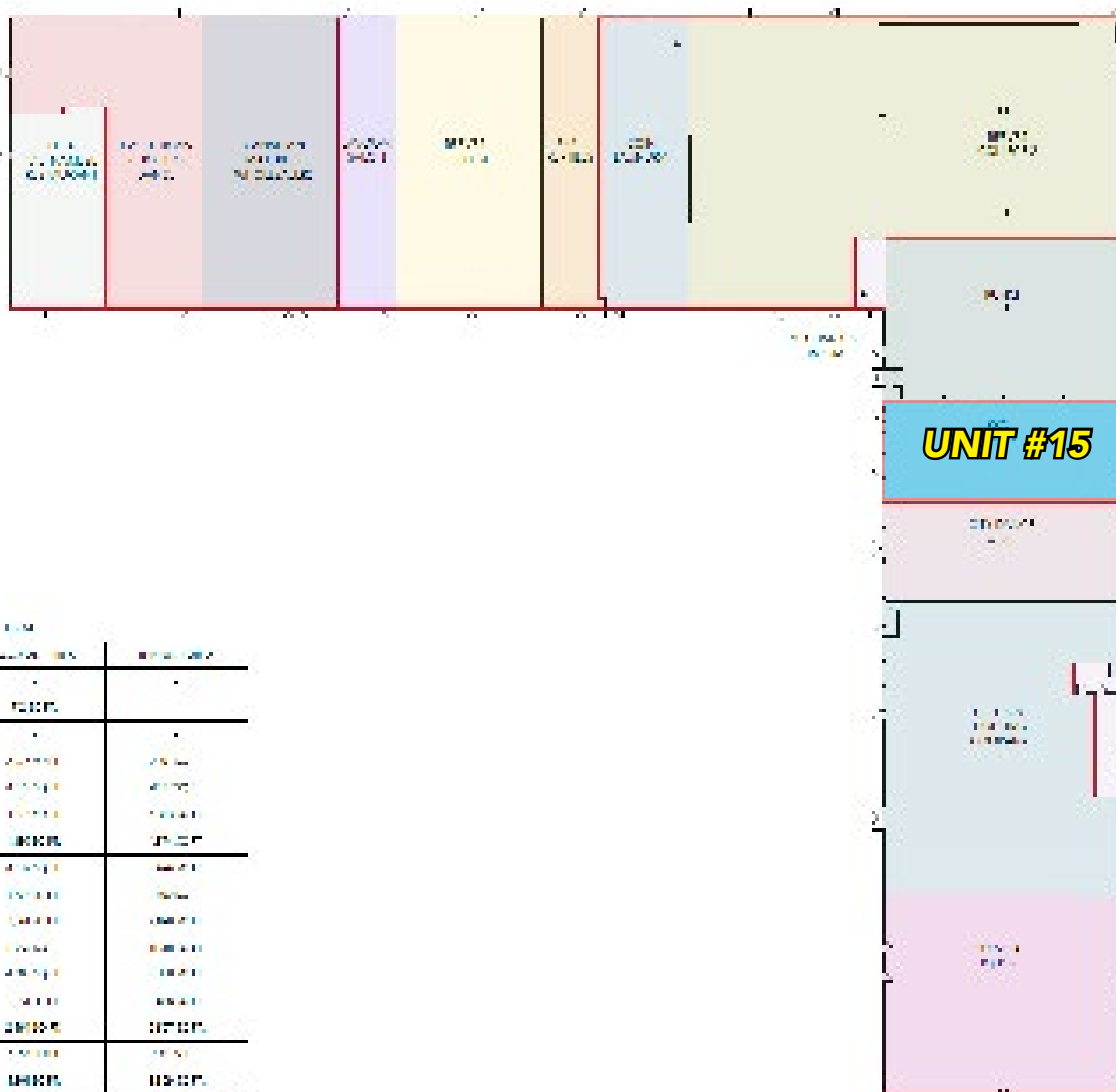
FOR LEASE

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UNIT	AREA (SQ. FT.)	PRICE (\$/SQ. FT.)
UNIT #1	1,200	\$12.00
UNIT #2	1,200	\$12.00
UNIT #3	1,200	\$12.00
UNIT #4	1,200	\$12.00
UNIT #5	1,200	\$12.00
UNIT #6	1,200	\$12.00
UNIT #7	1,200	\$12.00
UNIT #8	1,200	\$12.00
UNIT #9	1,200	\$12.00
UNIT #10	1,200	\$12.00
UNIT #11	1,200	\$12.00
UNIT #12	1,200	\$12.00
UNIT #13	1,200	\$12.00
UNIT #14	1,200	\$12.00
UNIT #15	1,200	\$12.00



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