

FOR LEASE



203-5005 ELBOW DR SW

CALGARY, AB

Rare Second Floor Office Leasing Opportunity in Britannia Plaza

Centered in a district historically identified as among Canada's highest disposable household income, Britannia Plaza offers a unique upscale office and shopping opportunity. Included among many fine Tenants are: RBC Financial, Sunterra, Starbucks, Chinook Optical, Owl's Nest Books, Dental Offices, Medical, Society Hair and Beauty, Britannia Wine Merchants, and Village Ice Cream.



CONTACT: PRIORITY REALTY
PRIORITYREALTY.COM

Bernie Bajnok 403 299 9455

bbajnok@priorityrealty.com

Rod Wojtula 403 299 9457

Disclaimer: This information has been obtained from sources deemed reliable and while believed to be correct, the accuracy of these details are not guaranteed, nor do they form part of any future contract

Particulars

Total Area	1,248 sq ft (BOMA)
District:	Britannia
Entrance:	Elevator and/or Stairs
Net Rent:	Contact Priority
Operating Costs:	\$23.40 per sq ft
Tenant Allowance:	Landlord willing to work with future Tenants
Utilities:	Included in Op Costs
Term:	Flexible
Signage:	North and South Facia Signs
Parking:	Assigned at \$125.00 per Stall
Customer Parking:	Ample
Zoning:	C - COR 1 (TBV)