

# FOR SUB-LEASE

Outstanding DAYCARE Space

*3688 – 48<sup>th</sup> Ave. N. E.*

**6440 Sq. Ft.**



**Asking \$24.00 Per Sq. Ft./Year (Gross)  
Including operating costs and parking**

**Bob Vesey**  
Grey Rock Marketing Solutions Inc.  
3402 - 8th Street S.E.  
Calgary, Alberta. T2G 5S7  
Direct Line: 403-243-7112  
bob@bobvesey.com

# FOR SUB-LEASE

## Offices/Day Care

### Rotary Challenger Park

Airport South

3688 – 48<sup>th</sup>  
Ave NE

GREY **ROCK**



#### SITE INFORMATION

- Great Place to Work
  - Great Environment
  - Great Parking
  - Great People
- Partnership with the Airport Authority

Beautiful 25 acre site.  
Playgrounds & Sports fields in 3 bldg campus  
**Zoned and approved for DAYCARE**

*Presented By:*

**Bob Vesey**

Broker/Director

Grey Rock Marketing Solutions Inc.

Commercial division

**Direct Line: 403-921-7112**

[bob@bobvesey.com](mailto:bob@bobvesey.com)

#### SALE INFORMATION

Space Available:

**Total of 6440Sq. Ft.**

**Lease Rate:**

**\$24.00 GROSS**

**Escalating 2.5% per year**

**Area location -**

**Main Floor**

**3 Class rooms**

**Play Room**

**5 Private Admin**

**Offices**

**Kitchen**

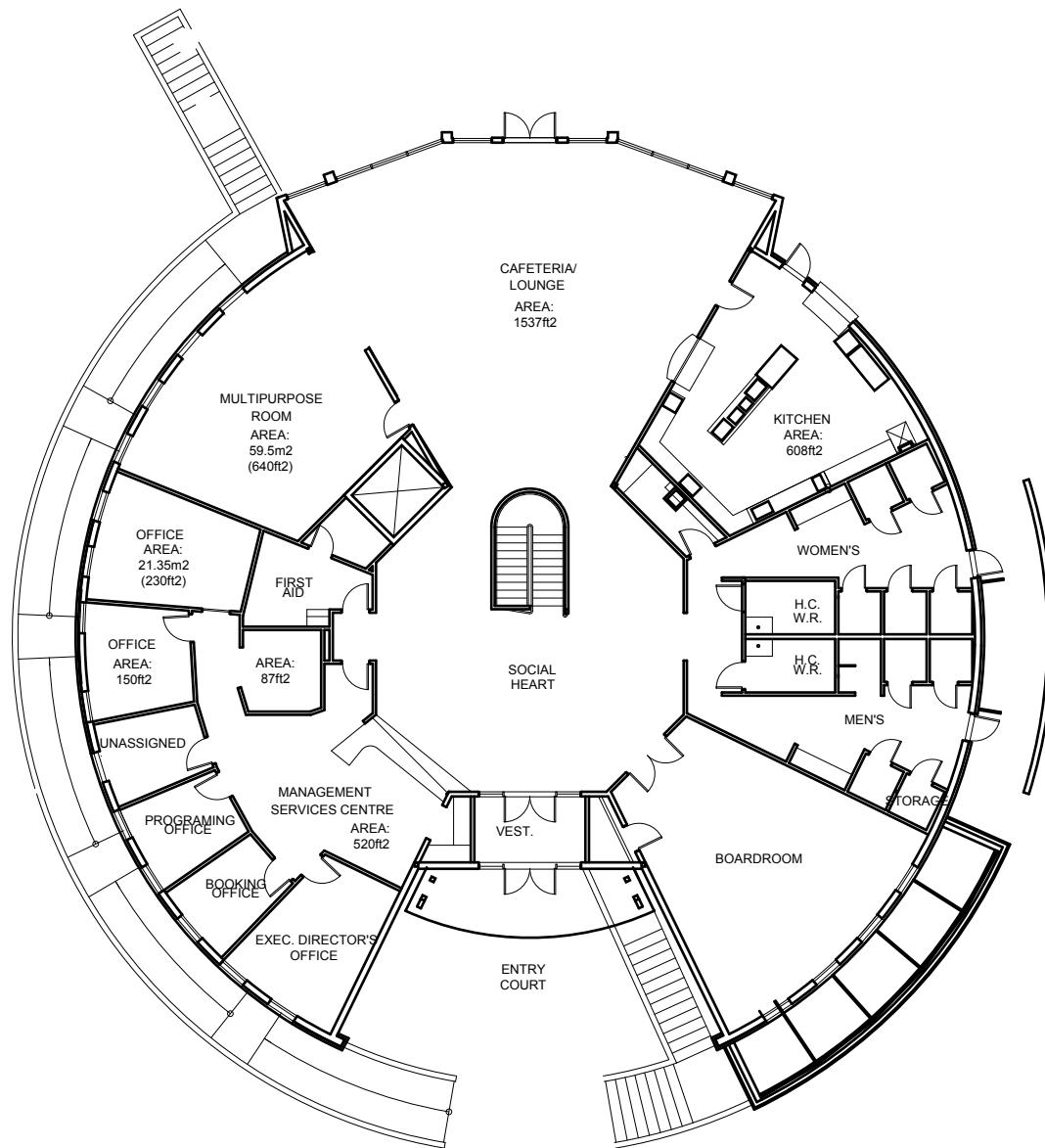
**Outdoor Play Area**

**Huge Park Area**

**\$12,880.00.00 per mos**

**Property Taxes may apply.**

**Great drop off set up for day care.**



New Occupant Area: MIN. 6,440 sq.ft (includes their portion of common area)

Other Occupant Space: 2,870 sq.ft (includes other Tenant space and all shared common area)

jim and pearl burns centre

upper level floor plan  
not to scale

Main Floor Area: 9,310 sq.ft.

