



**INTRINSIC** PLACE



2891  
SUNRIDGE  
WAY  
NORTHEAST

**AVAILABLE SPACE:** Main Floor: 2,828 s.f.

**GROSS-UP FACTOR:** Main Floor: 7.5%

**NET RENT:** Market Rates

**OPERATING COSTS:** \$14.55 (Est. 2019)

**PARKING:** Surface, free of charge  
1:237 s.f.

**TYPICAL FLOOR PLATE:** 29,000 s.f.

**CLASS "A" NORTHEAST OFFICE SPACE FOR LEASE**

**87,241 S.F. THREE STOREY BUILDING BUILT IN 2001**

**LOCATED OFF BARLOW TRAIL AND 16<sup>TH</sup> AVENUE NE**

**IDEAL OPTION FOR MEDICAL PROFESSIONALS**



MOUNTAIN VIEWS

EASY ACCESS TO DOWNTOWN

16<sup>TH</sup> AVENUE NE

BARLOW TRAIL

INTRINSIC PLACE

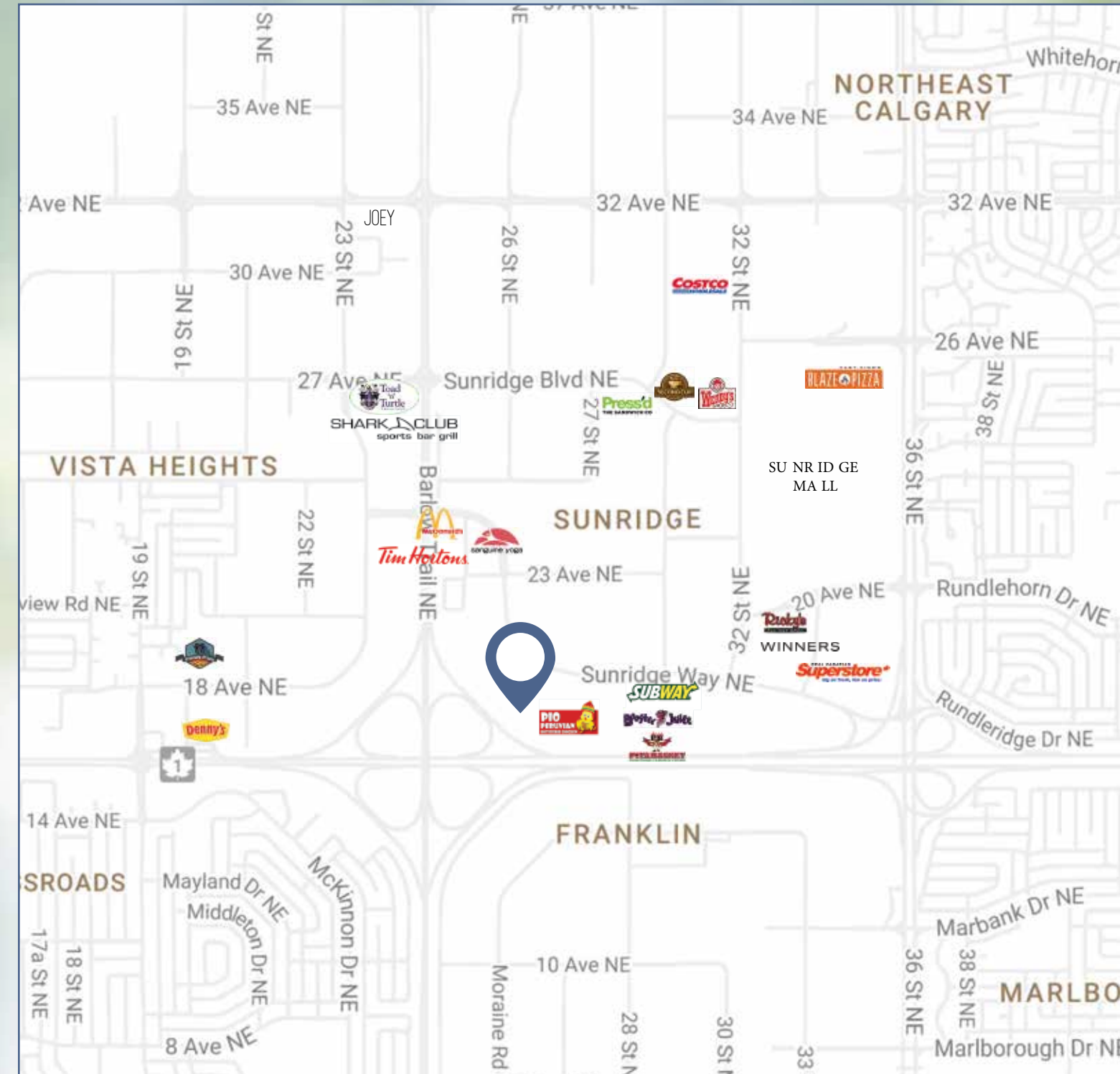
SUNRIDGE WAY NE



INTRINSIC PLACE

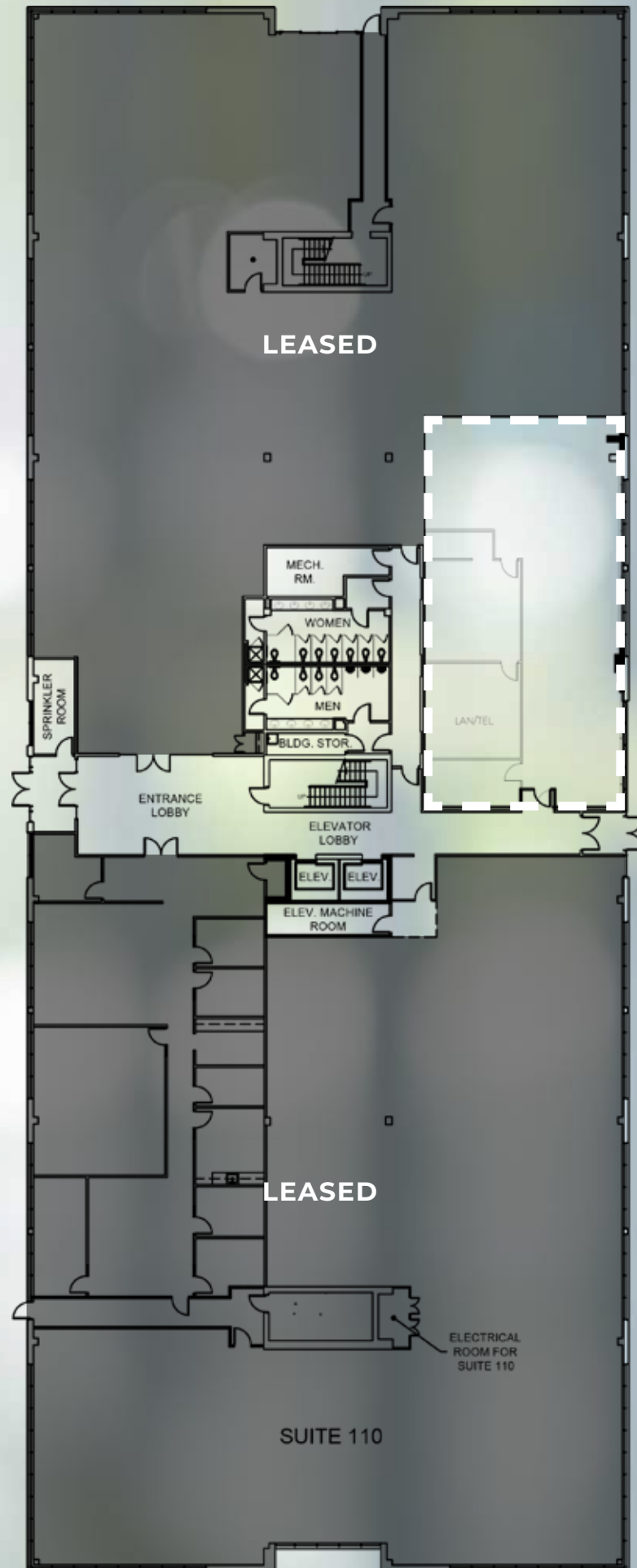


NORTHEAST CALGARY & NEARBY AMENITIES



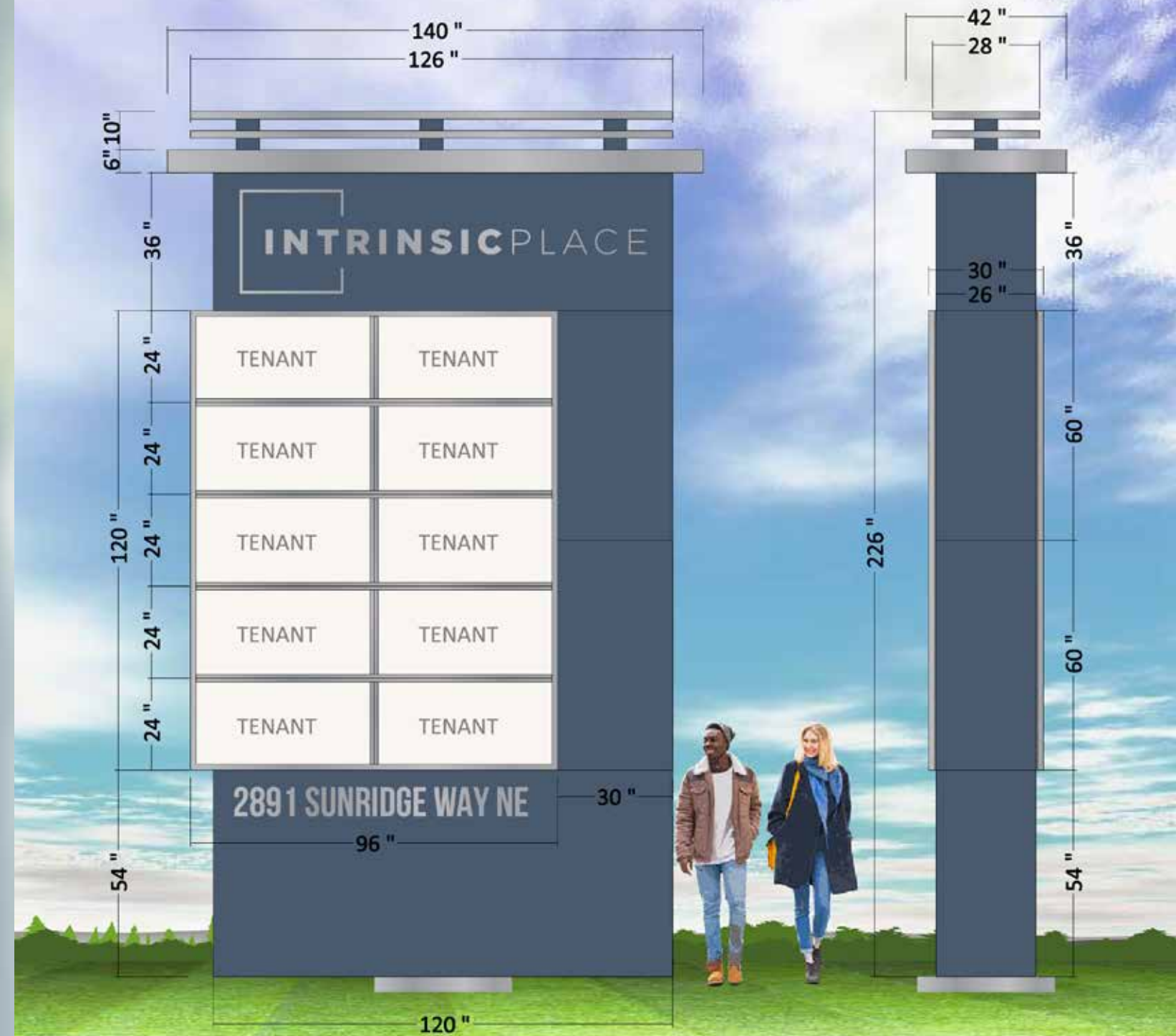


# MAIN FLOOR



# PYLON SIGNAGE

INTRINSIC PLACE IS NOW OFFERING TENANT PYLON SIGNAGE





# INTRINSIC PLACE

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