



Colliers

600 Manitou Road SE, Calgary, AB

# Office/Showroom/Lab for lease

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# Property Overview

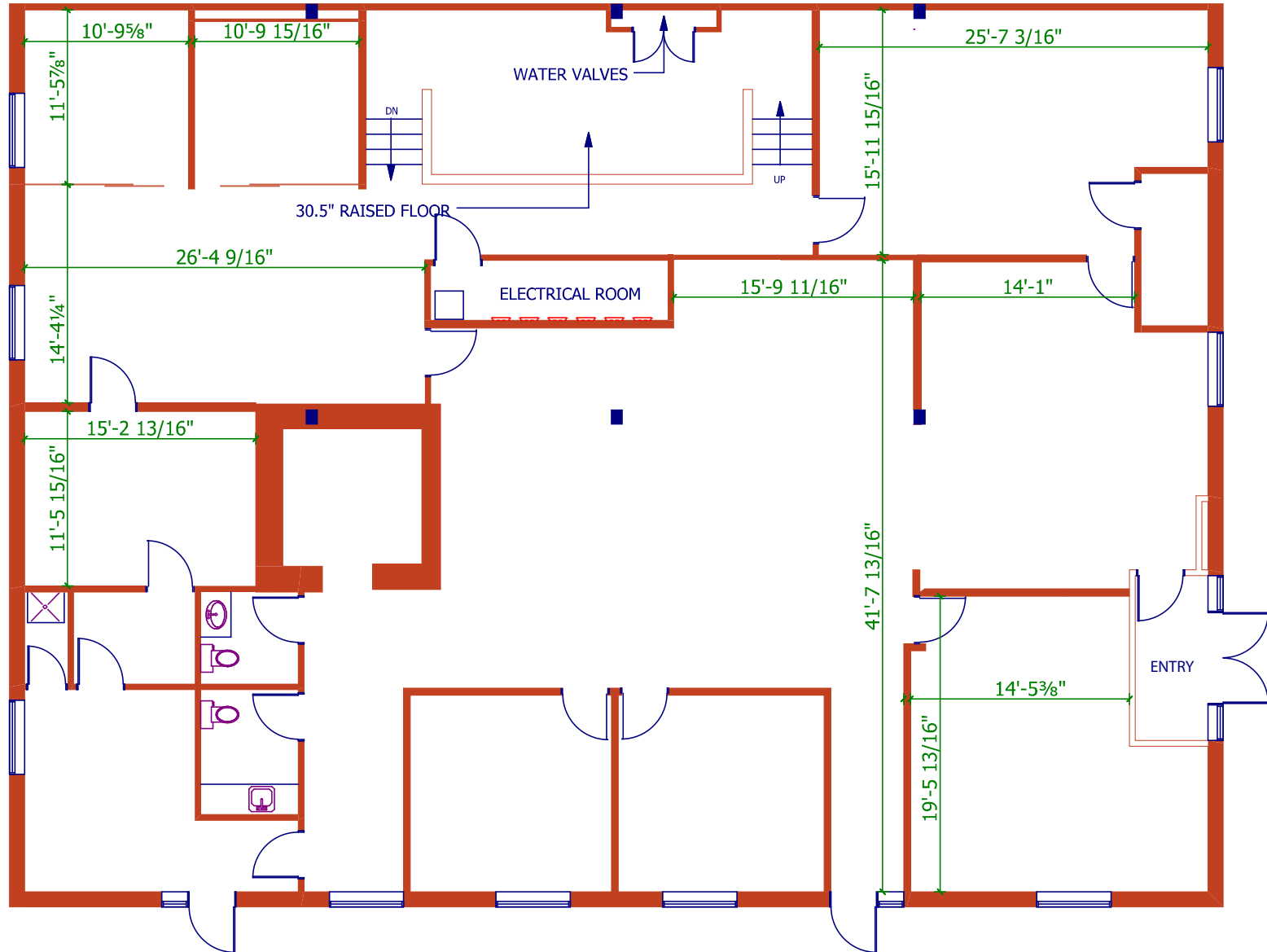
<b>District</b>	Manchester Industrial
<b>Zoning</b>	Industrial Commercial (I-C)
<b>Total Area</b>	4,678 SF
<b>Ceiling Height</b>	14.5' Clear
<b>Power</b>	200 amps @ 120/280 volts (TBV)
<b>Lease Rate</b>	Market
<b>Op Costs (2025)</b>	\$9.03 PSF
<b>Available</b>	March 1, 2025

## Property Features

- Double row parking
- Great exposure onto Manhattan and Manitou Road SE
- High quality lab/office improvements
- Pylon signage available



# Floor Plan





Macleod Trail

42<sup>nd</sup> Avenue SE

Blackfoot Trail SE

46<sup>th</sup> Avenue SE



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