

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

*Office Space* For Lease

# 123 Forge Road SE

*Calgary, Alberta*

## **Matt Lannon**

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## **Brittany Block**

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# Property Overview

Available Space	2 <sup>nd</sup> Floor: 8,937 SF
Virtual Tour	<a href="#">Click Here for Virtual Tour</a>
Occupancy	60 Days Notice
Gross Rent	\$19.00 PSF/Annum
Operating Costs	\$8.97 PSF/Annum (Excluding Janitorial // 2022 Estimate)
Term	1-3 Years
Building Size	18,536 SF
Year Built	2009
Floors	2
Parking	16 Surface Stalls // Free of Charge (Abundance of Free Street Parking)
Fibre Provider	Telus and Shaw
HVAC Hours	Standard Business Hours (Can Be Modified)
Furniture	Potentially Available
Signage	Prominent Building Signage Available

## Vehicle Access



**Downtown**  
15 minutes



**Glenmore Trail**  
2 minutes



**Deerfoot Trail**  
3 minutes



**Macleod Trail**  
5 minutes

## Public Transit Access



**Bus Routes**  
#10, #36, #41, #148

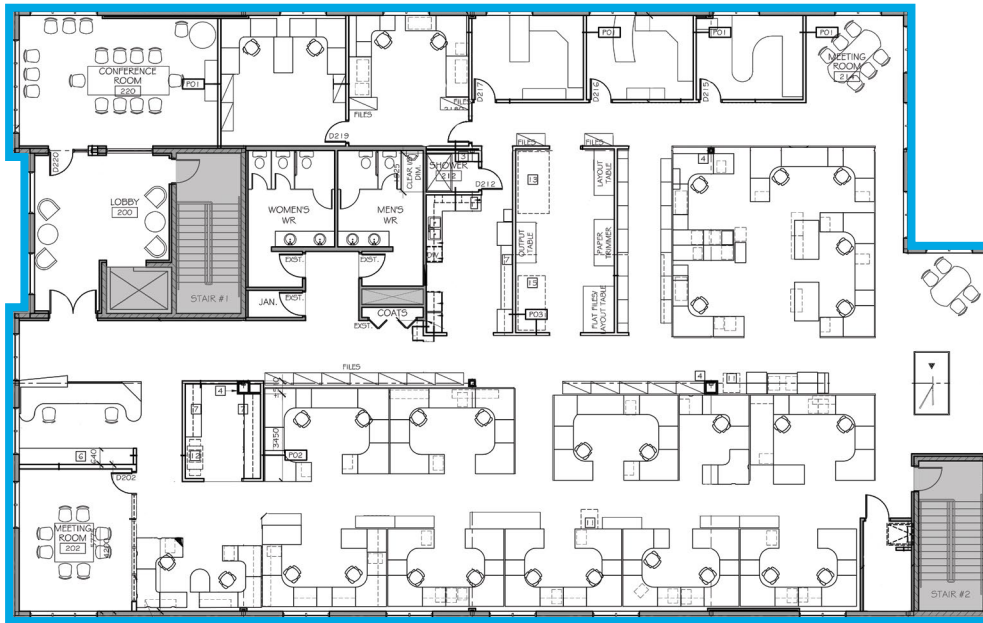


**Chinook LRT**  
15-minute walk



# Space Details

2<sup>nd</sup> Floor | 8,937 SF | [Click Here for Virtual Tour](#)



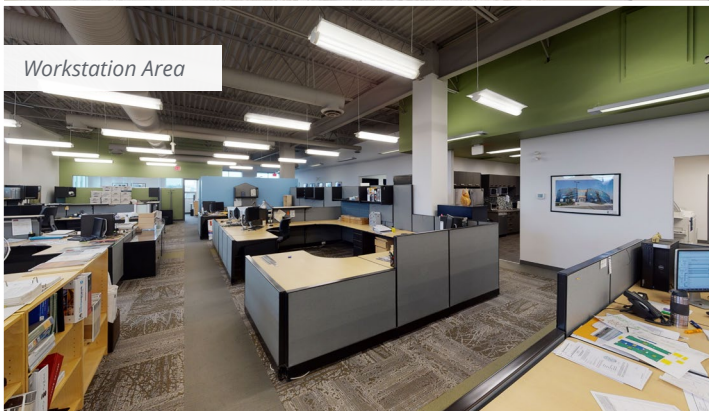
- 5 Offices
- Open Area for 48 Workstations
- Boardroom
- Meeting Room
- Kitchen
- Copy/Print Area
- Filing Area
- Washrooms with Shower
- Reception and Lobby Area



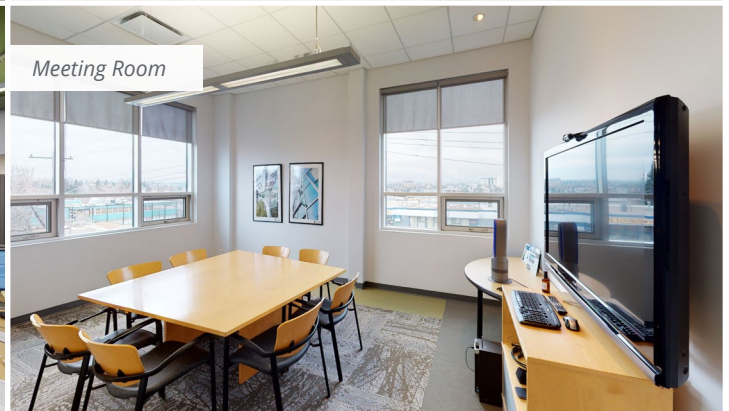
Boardroom



Kitchen



Workstation Area



Meeting Room



# Colliers

CF Chinook Centre

Staples

Home Depot

A&W

Tim Hortons

Cactus Club

New Level Brewing

Cravings Market

Chinook LRT

61 Ave SE

Black Apron Cuisine

Glenmore Trail Off Ramp

Glenmore Trail On Ramp

Tesla

Shell

Forge Rd SE

Farrell Rd SE

N

Macleod Trail

Glenmore Trail

Fairmount Dr SE

Blackfoot Trail

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