

**ADVENT**  
COMMERCIAL  
REAL ESTATE GROUP



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[www.adventcommercial.com](http://www.adventcommercial.com)

# MANCHESTER BUSINESS CENTRE



**FOR LEASE**

504, 506, 526, 536, 542 42ND AVENUE SE  
205B - 501 CLEVELAND CRESCENT SE

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MANCHESTER BUSINESS CENTRE  
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## LOCATION MAP



### PROPERTY HIGHLIGHTS

- Well Maintained Building
- Excellent Central Location
- Easy and quick access to Blackfoot Trail SE, MacLeod Trail SE and Glenmore Trail SE
- Various Leasing options available
- Up to 4,808 sq. ft. contiguous

For information and options on this property contact:

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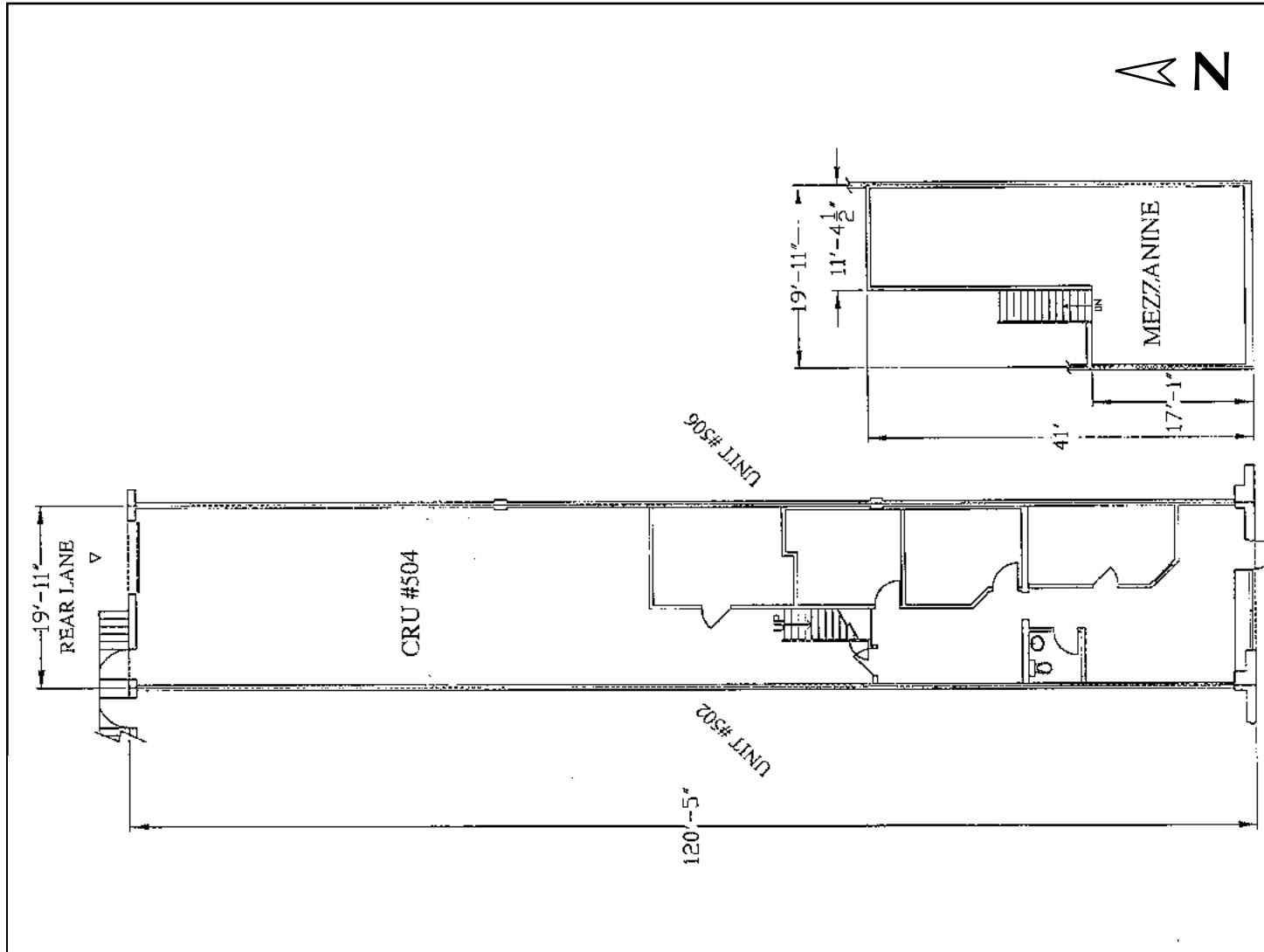
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## FLOOR PLAN - 504 42ND AVENUE SE

## PROPERTY DETAILS



504 42ND AVENUE SE	
OFFICE AREA:	762 sq.ft.
WAREHOUSE:	639 sq.ft.
TOTAL AREA:	2,406 sq.ft.
MEZZANINE:	(at no charge) 816 sq.ft.
NET LEASE RATE:	\$12.50
OPERATING COSTS:	\$5.23 (Est. 2012) Includes Water, Gas and Garbage
TERM:	5 Years
AVAILABLE:	May 1st 2012
LOADING:	1 Dock Door
POWER:	100 Amp - TBV
CEILING HEIGHT:	16'



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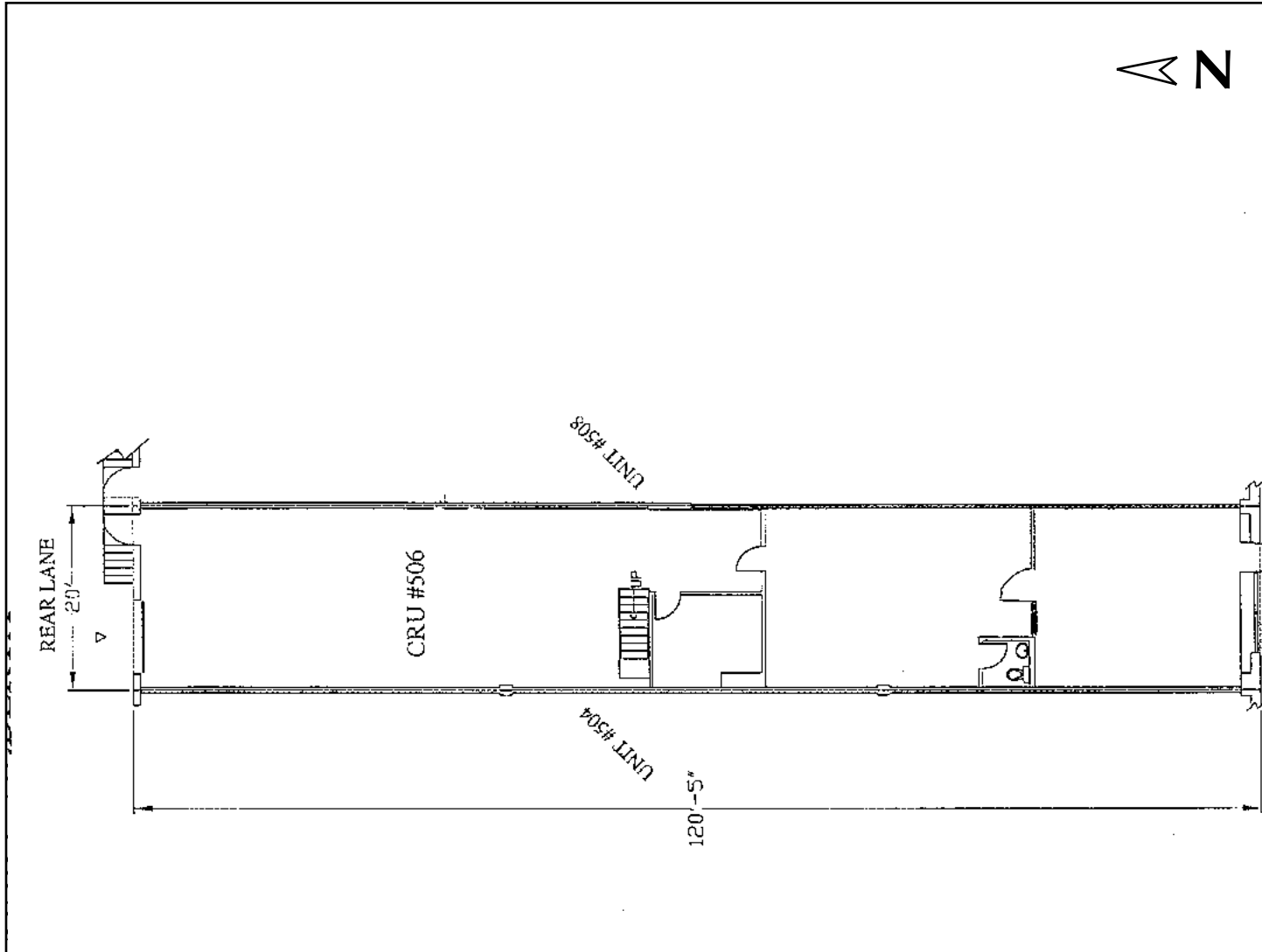
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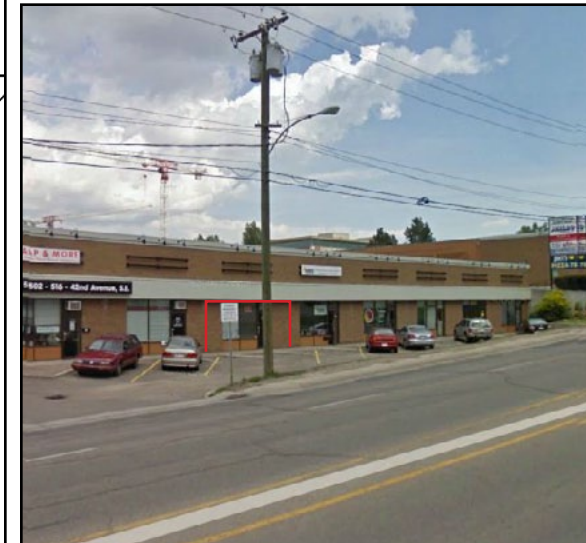
MANCHESTER BUSINESS CENTRE  
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## FLOOR PLAN - 506 42ND AVENUE SE

## PROPERTY DETAILS



506 42ND AVENUE SE	
OFFICE AREA:	513 sq.ft.
WAREHOUSE:	1,889 sq.ft.
TOTAL AREA:	2,402 sq.ft.
NET LEASE RATE:	\$12.50
OPERATING COSTS:	\$5.23 (Est. 2012) Includes Water, Gas and Garbage
TERM:	5 Years
AVAILABLE:	May 1st 2012
LOADING:	1 Dock Door
POWER:	100 Amp - TBV
CEILING HEIGHT:	16'



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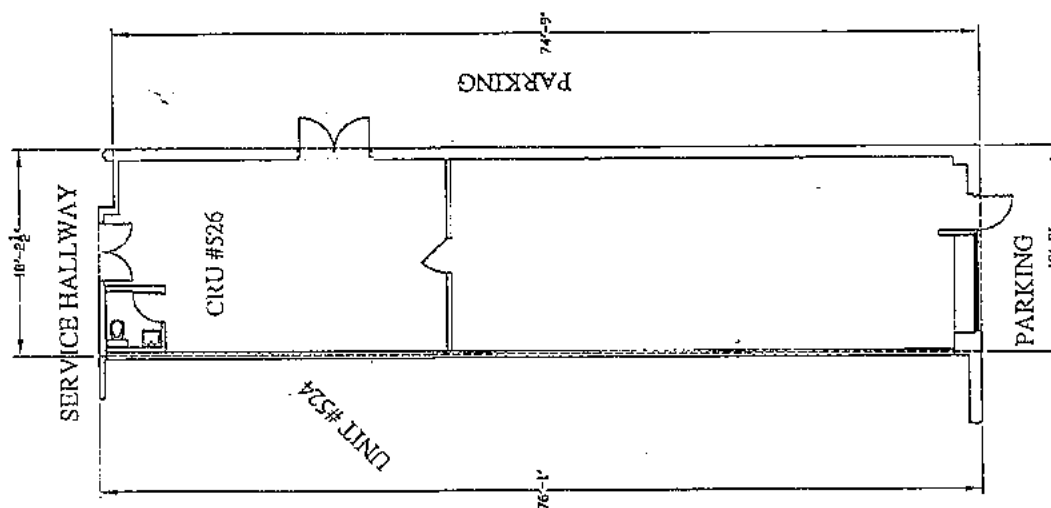
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## FLOOR PLAN - 526 42ND AVENUE SE

## PROPERTY DETAILS



### 526 42ND AVENUE SE

OFFICE AREA:	762 sq.ft.
WAREHOUSE:	639 sq.ft.
TOTAL AREA:	1,401 sq.ft.
NET LEASE RATE:	\$12.50
OPERATING COSTS:	\$5.23 (Est. 2012) Includes Water, Gas and Garbage
TERM:	5 Years
AVAILABLE:	May 1st 2012
LOADING:	Double Man Door
POWER:	100 Amp - TBV
CEILING HEIGHT:	16'



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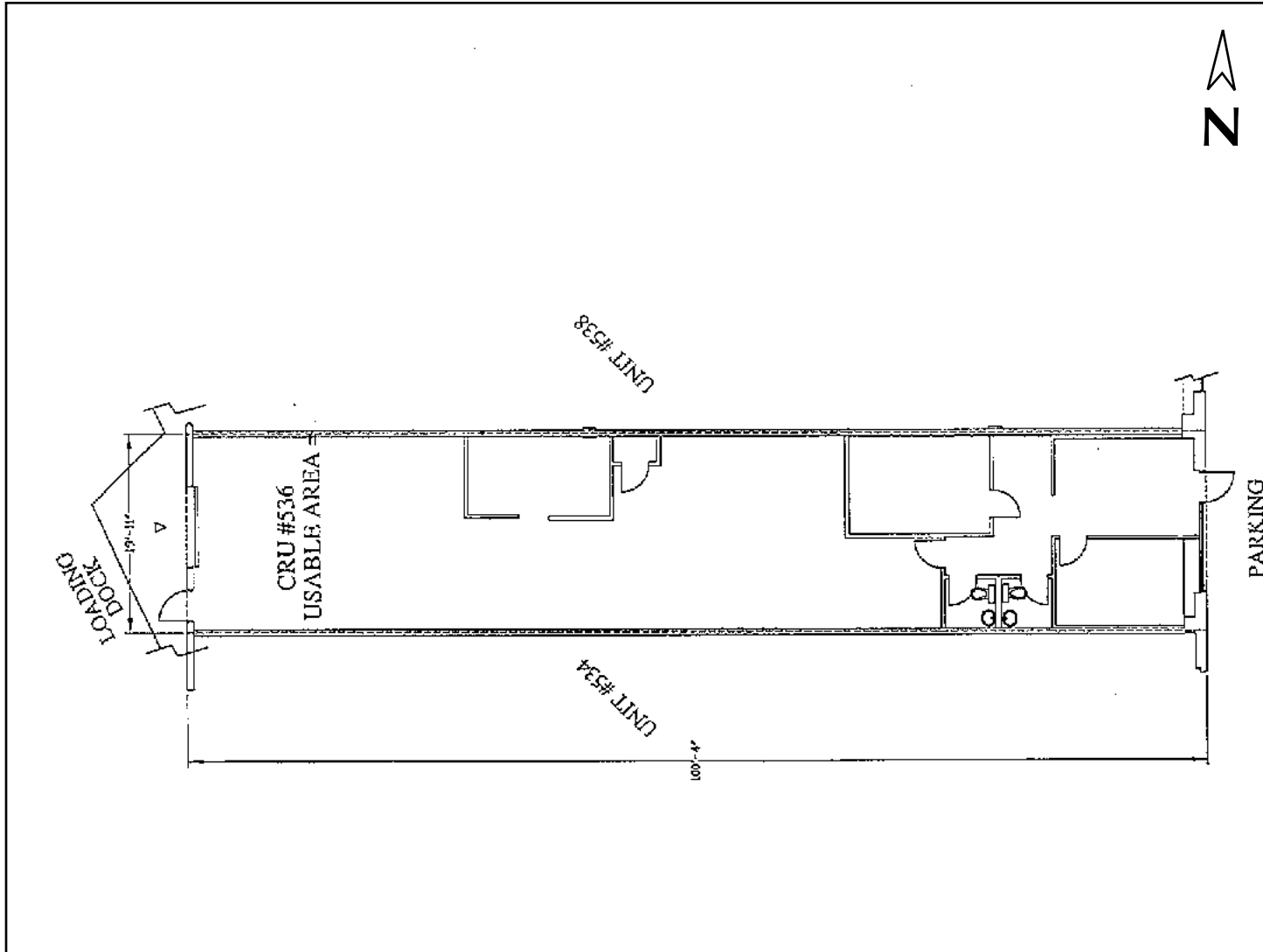
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## FLOOR PLAN - 536 42ND AVENUE SE

## PROPERTY DETAILS



536 42ND AVENUE SE	
OFFICE AREA:	650 sq.ft.
WAREHOUSE:	1,349 sq.ft.
TOTAL AREA:	1,999 sq.ft.
NET LEASE RATE:	\$10.50
OPERATING COSTS:	\$5.23 (Est. 2012) Includes Water, Gas and Garbage
TERM:	5 Years
AVAILABLE:	Summer 2012
LOADING:	1 Dock Door
POWER:	100 Amp - TBV
CEILING HEIGHT:	16'



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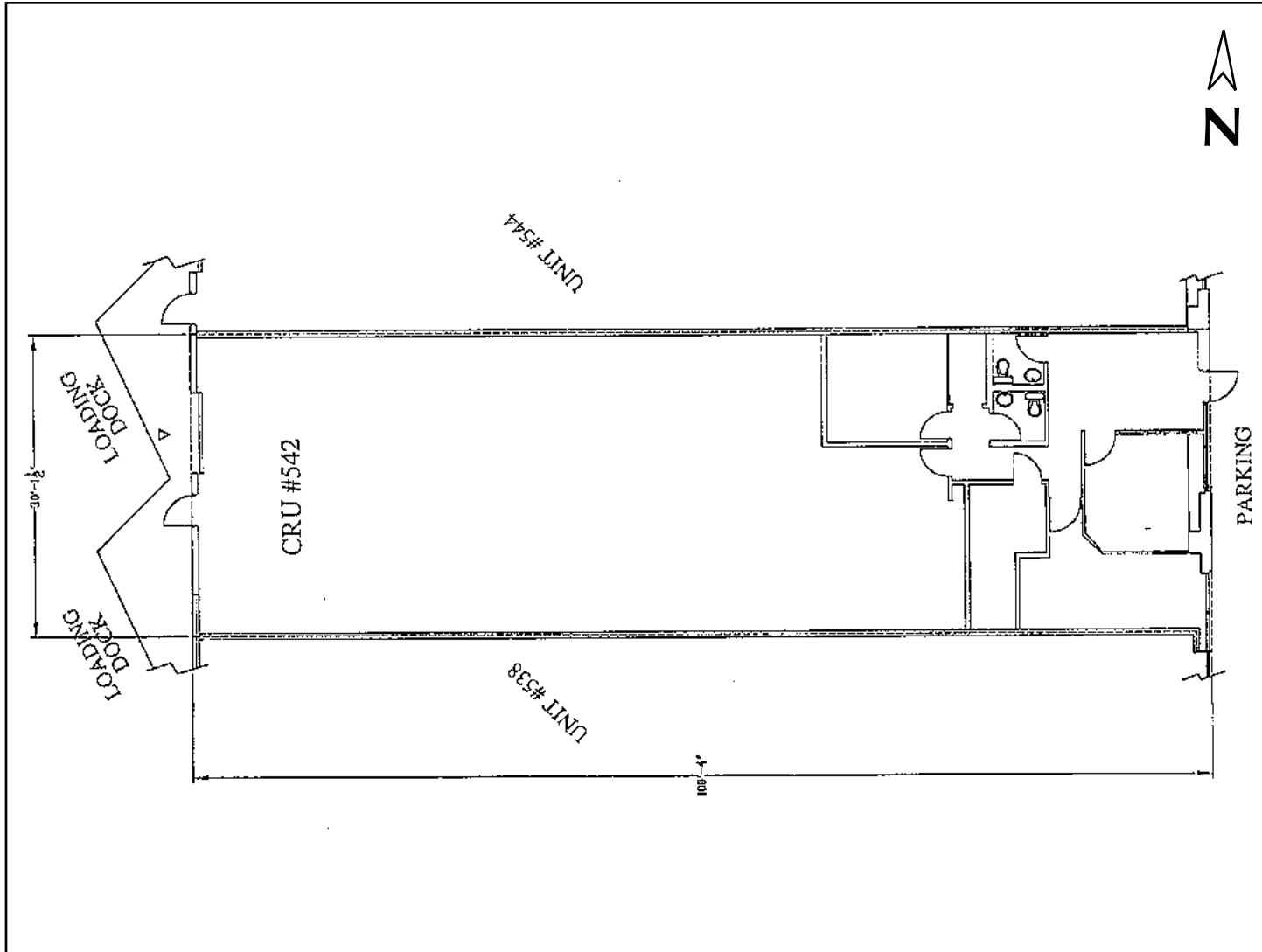
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## FLOOR PLAN - 542 42ND AVENUE SE

## PROPERTY DETAILS



542 42ND AVENUE SE	
OFFICE AREA:	TBV
WAREHOUSE:	3,078 sq.ft.
TOTAL AREA:	3,078 sq.ft.
NET LEASE RATE:	\$10.50
OPERATING COSTS:	\$5.23 (Est. 2012) Includes Water, Gas and Garbage
TERM:	5 Years
AVAILABLE:	Immediately
LOADING:	1 Dock Door
POWER:	100 Amp - TBV
CEILING HEIGHT:	16'



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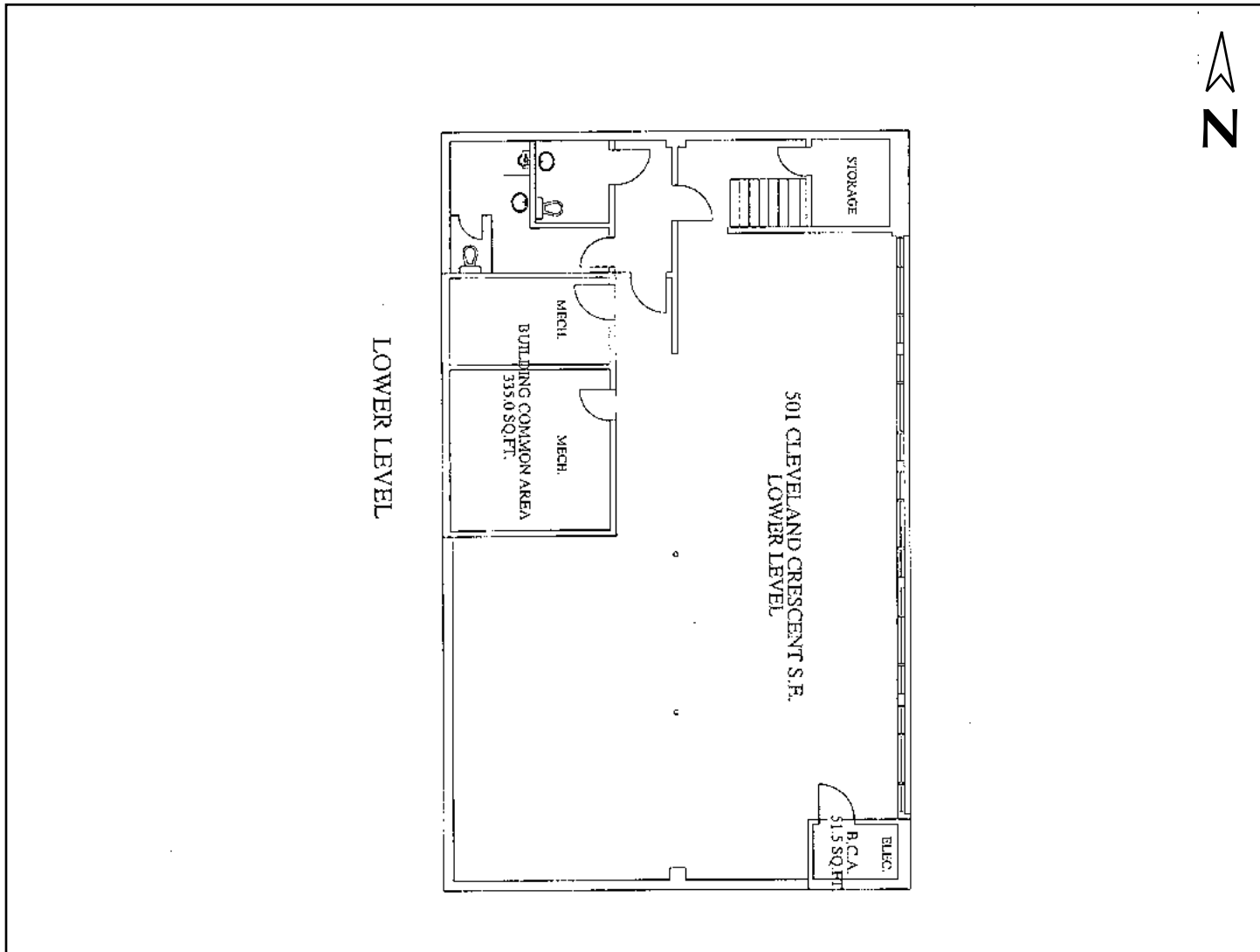
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## FLOOR PLAN - 205B - 501 CLEVELAND CRESCENT SE

## PROPERTY DETAILS



205B - 501 CLEVELAND CRESENT SE	
TOTAL AREA:	All office - 2,027 sq.ft.
NET LEASE RATE:	\$8.50
OPERATING COSTS:	\$5.23 (Est. 2012) Includes Water, Gas and Garbage
TERM:	5 Years
AVAILABLE:	Immediately
POWER:	TBV



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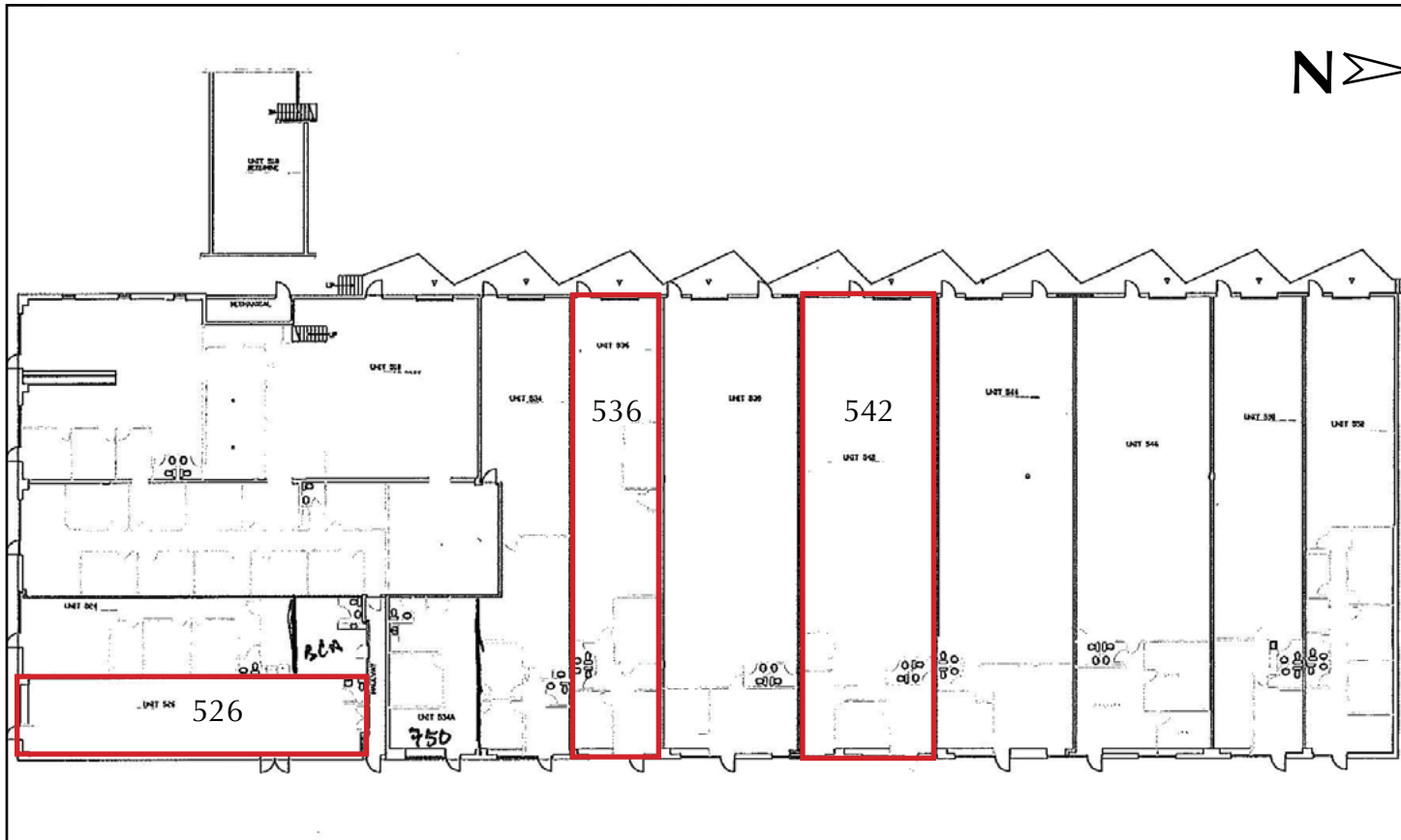
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## BUILDING FLOOR PLAN 518 - 552 42ND AVENUE SE



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