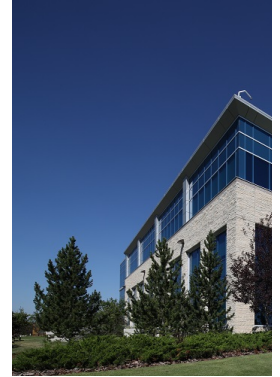


3699 63rd Avenue NE

Calgary, Alberta



This building is a three-storey Class "A" office building featuring a central atrium and a wide array of tenant amenities. Situated on 11.13 acres, the property is strategically located at the southwest corner of the intersection of Metis Trail NE and 64th Avenue NE and is in close proximity to the Calgary International Airport. The property also benefits from a pedestrian walkway and footbridge spanning Metis Trail NE, providing direct access to the McKnight-Westwinds LR Station.

PROPERTY HIGHLIGHTS

209,400
SQ FT

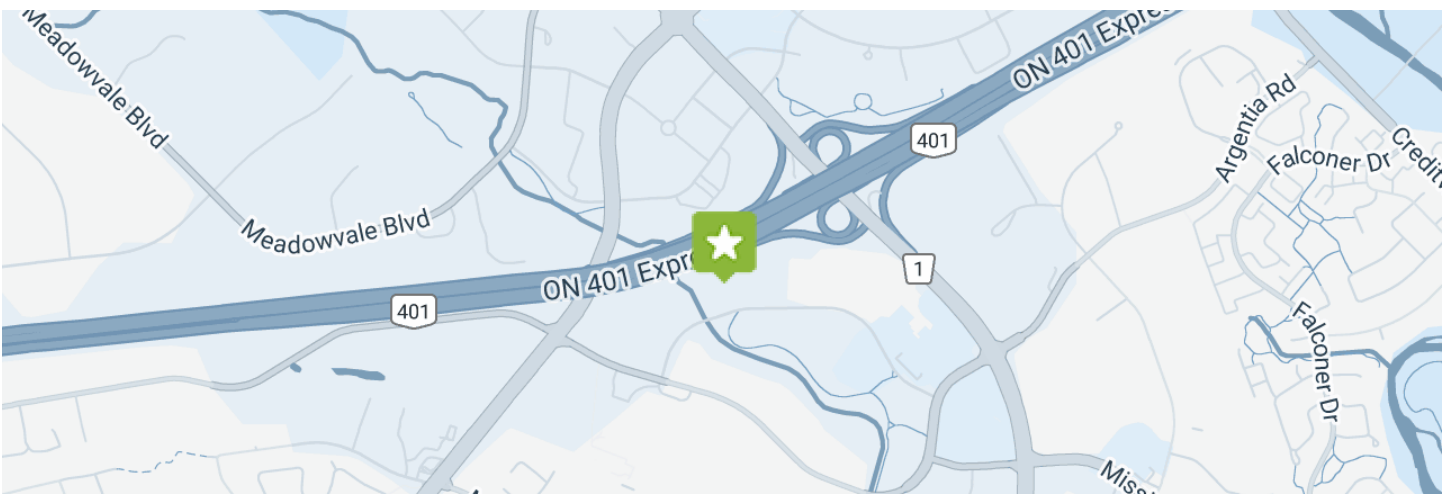
643
PARKING STALLS

LEAD TENANT(S)
ATB Financial

PROPERTY MANAGER
**Starlight Group Property
Holdings Inc.**
<http://www.starlightinvest.com/>

Leasing Inquiries: commercialleasing@starlightinvest.com

Location and Surroundings



3699 63rd Avenue NE Calgary, Alberta

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