



## **BLEEDING ART INDUSTRIES – LOCATION SPACE RENTAL**

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Day and half day (minimum 4 hours) rental of shop or office space available; ideal for independent artists, props builders, photographers, and anyone else working on small scale projects.\* Evenings and weekends are currently available.

### **DETAILS**

**Address:** Bay #3, 3815 61 Ave SE (Foothills Industrial Park, just north of Glenmore Trail East and east of Barlow Trail)

**Public transport accessible:** #23 bus has stops along 61<sup>st</sup> Avenue close by to location

**Building Type:** Business is in condo-type bay situated in between other bays

**Available Space:** Full size is 3900 square feet (approx. 30' x 130'), split into office, storage and shop space

**Access:** Standard front door entrance; south-facing back door and garage-style bay door

### **FEATURES**

Multiple 4' x 8' shop tables

Ceiling height: 20'

Hand tools and equipment available on a case by case basis including welding equipment, forklift, table saw, and small spray area.

Two washrooms and one deep industrial sink

Kitchen with fridge and microwave

Concrete floor throughout; rubber mats available in shop

Limited natural light in shop when bay door open

Overhead shop lights colour corrected to natural

Parking in front and back

Office – phone, desk, computer, fax, scanner, and printer access.

### **AREA AMENITIES**

A few restaurants are close by as well as a Tim Hortons, gas station, small grocery store, and a Staples outlet

### **PRICING**

Because the space can be split up into different work areas, rental rates (if the whole space is not being rented) will be discussed on a case by case basis depending on the needs of the renter. The following breakdown is a general guideline.

	<b>Individual artist</b>	<b>Not for profit organization</b>	<b>For profit company</b>
<b>Half day (4 hrs minimum)</b>	250.00	310.00	400.00
<b>Full day (8 hrs)</b>	450.00	565.00	750.00
<b>Hourly after minimum or 8 hrs</b>	75.00	85.00	125.00

*GST is additional; prices subject to change*



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Additional charges will apply if shop expendables are used during rental.

### **TERMS**

A signed rental agreement will be required before rental takes place including a 50% deposit in advance to confirm the booking. Balance is payable on final day of rental. A credit card as security is required should space, tools or equipment be damaged.

### **INSURANCE/INDEMNITY**

Proof of liability insurance may be required and waiver to be signed indemnifying Bleeding Art Industries Inc. for damages, injury or death while renting space.

### **CONTACT INFORMATION**

Becky Scott

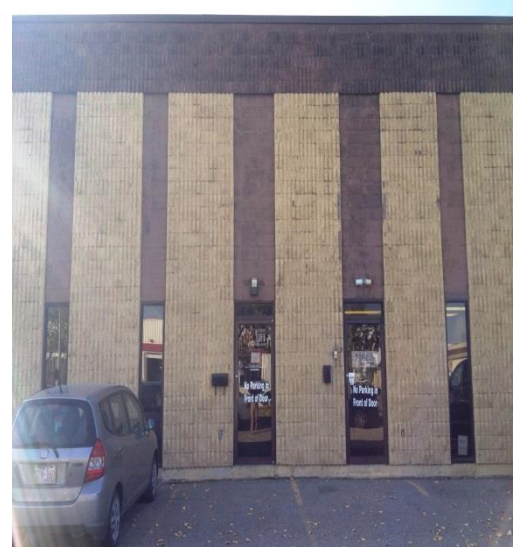
Phone: 403-236-0025

Email: [becky@bleedingartindustries.com](mailto:becky@bleedingartindustries.com)

*\*business is currently operating in the space so is not completely clear of items; respect, care and attention of other items in the space is expected*

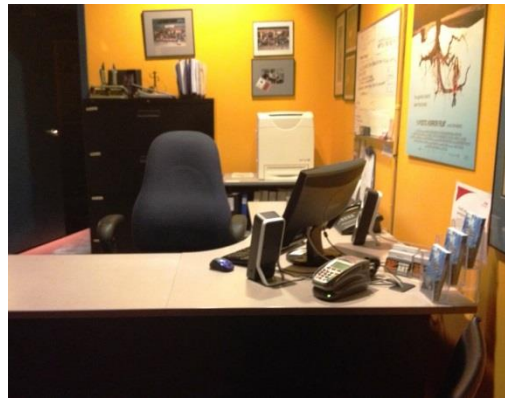
## North facing front of building

- Ample parking evenings and weekends.
- Limited parking during regular office hours.
- Easily accessible via #23 bus.
- In Foothills Industrial Park, close to Staples, Tim Hortons, gas station, and numerous restaurants.



## Offices

- Desks, computers, scanner, fax machine, printer.

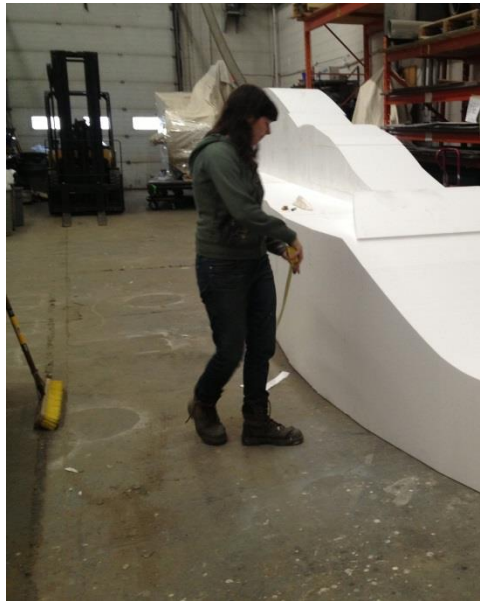


## Multi-use shop space

- Molding and casting
- Model making
- Workshops
- Drawing + design
- Large scale fabrication
- Small scale props
- Painting
- Photographic + film studio



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**Parties, receptions + showings**

- Cool industrial space perfect for small gatherings, receptions, announcements, art shows, readings, and more.



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