

SMALL SECOND FLOOR OFFICE SPACE

// 1,756 SF

FOR LEASE

2182 39 Avenue NE, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 2182 - 39 Avenue NE

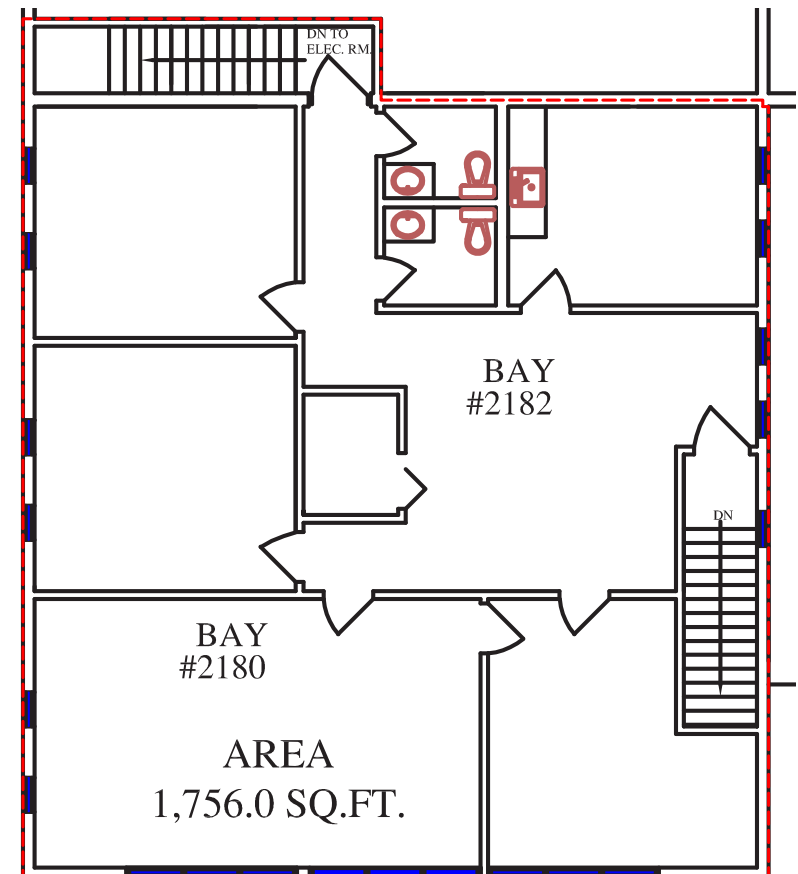


PROPERTY OVERVIEW

- 1,756 SF bright second floor office
- Reception area, 3 large private offices, boardroom, kitchenette, and two washrooms
- One reserved parking stall
- Nearby amenities such as cafes, restaurants, hotels and other retailers
- Bus transportation available on 39 Avenue NE
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

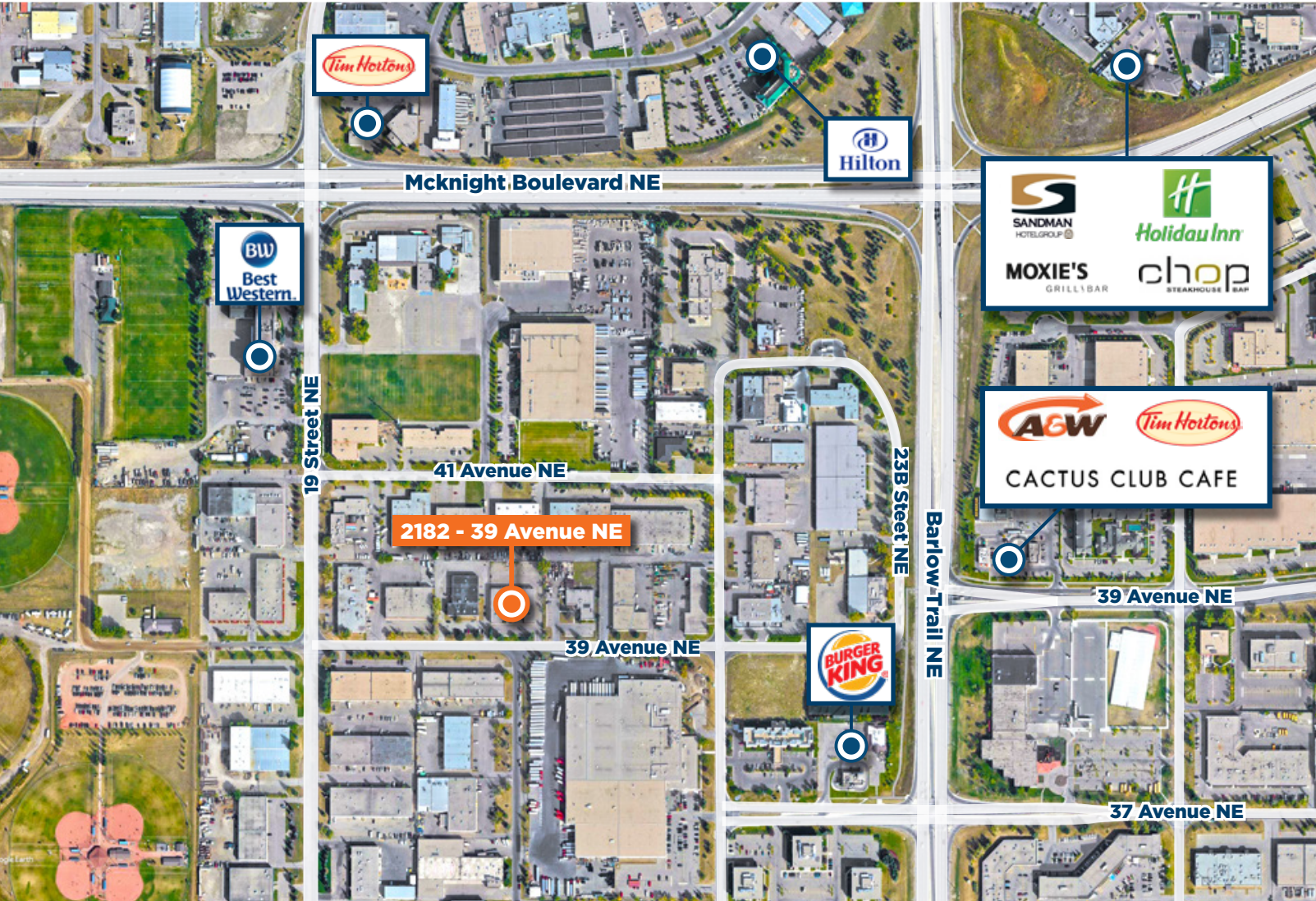
LEASE DETAILS

District:	North Airways Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	1,756 SF
Parking:	1 assigned parking
Lease Rate:	\$12.00 PSF
Operating Costs (Est. 2024): *Utilities included	\$9.25 PSF
Availability:	Immediate



PROPERTY PICTURES // 2182 - 39 Avenue NE





Drive Times:

McKnight Boulevard NE: **1 minute**

Deerfoot Trail NE: **2 minutes**

Calgary Airport: **10 minutes**

Downtown Calgary **10 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to McKnight Boulevard and Deerfoot Trail NE



Bus Routes on 12 Street NE



Ample of restaurants & fast food



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