

# NEWLY RENOVATED OFFICE SPACE IN NORTHEAST CALGARY

// 6,956 SF SECOND FLOOR OFFICE

# FOR LEASE

1530 27 Avenue NE, Suite 201 A, Calgary, AB



## Lead Broker

**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

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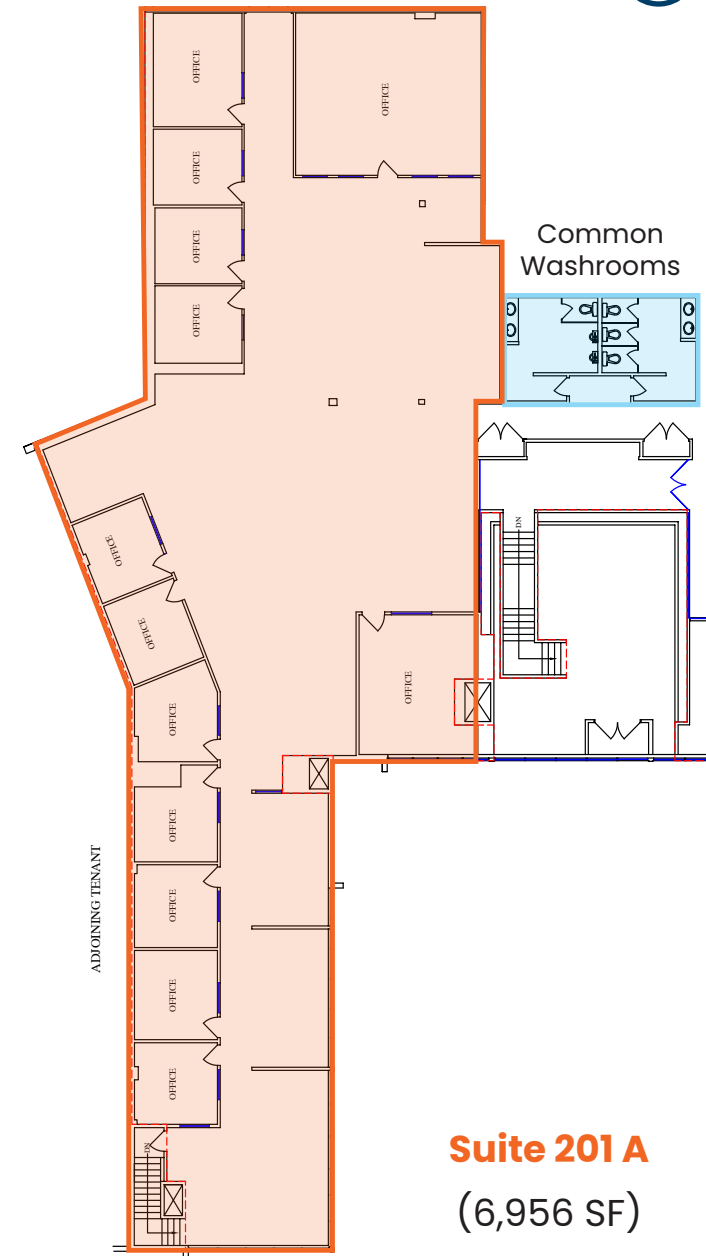
# PROPERTY HIGHLIGHTS // 1530 27 Avenue NE, Suite 201 A

## PROPERTY OVERVIEW

• <b>ZONING:</b>	I-G (Industrial General)
• <b>DISTRICT:</b>	South Airways Industrial
• <b>SIZE:</b>	6,956 SF
• <b>LEASE RATE:</b>	Market
• <b>OPERATING COSTS (EST. 2025):</b> *Utilities included	\$10.06 PSF
• <b>AVAILABILITY:</b>	Immediate

## PROPERTY HIGHLIGHTS

- Office space at McCall Industrial Park
- Recently updated - new paint, carpet, and LED lighting
- Features eleven (11) private offices, two (2) large offices / boardrooms, and large open concept area
- Main floor office space features open concept area
- Common washrooms
- Ample reserved parking
- Utilities included in operating costs
- Janitorial in common areas included
- Bus transportation on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and 38)
- Walking distance to cafes, restaurants, public parks and many other amenities
- Close proximity to 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE



**Suite 201 A**  
(6,956 SF)



# PROPERTY PICTURES // 1530 27 Avenue NE, Suite 201 A







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