

**REDUCED RATES**

**SMALL SECOND FLOOR OFFICE SPACE**

// 1,756 SF

**FOR LEASE**

2182 39 Avenue NE, Calgary, AB



Click here to enter  
**VIRTUAL TOUR**

**Lead Broker**

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# PROPERTY HIGHLIGHTS // 2182 – 39 Avenue NE

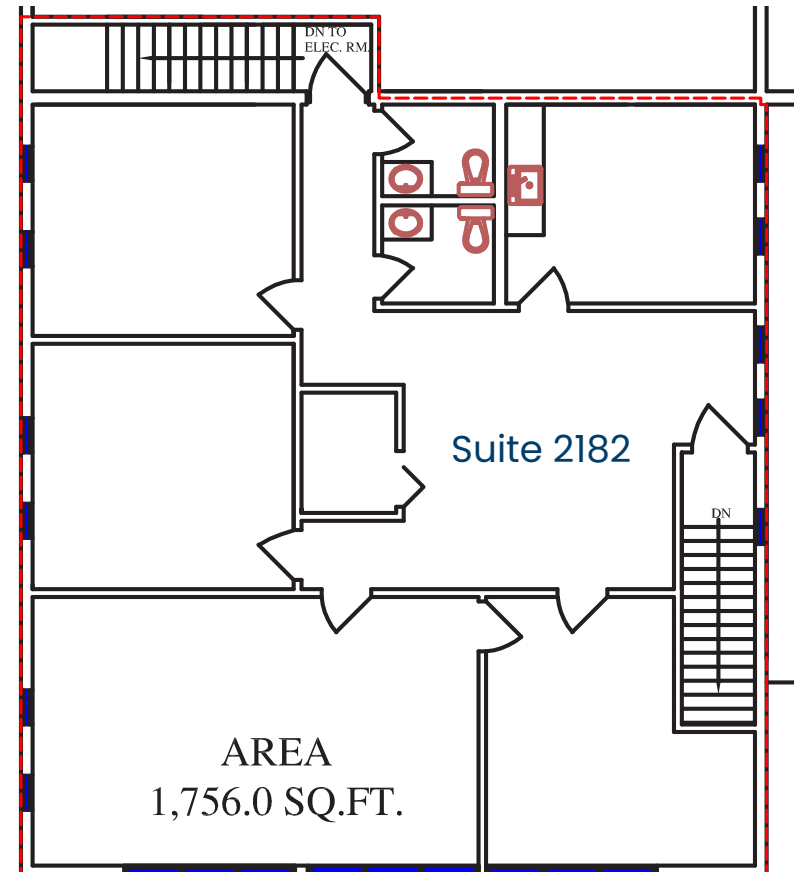


## PROPERTY OVERVIEW

- 1,756 SF bright second floor office
- Reception area, 3 large private offices, boardroom, kitchenette, and two washrooms
- One reserved parking stall and street parking available 21 Street NE
- 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

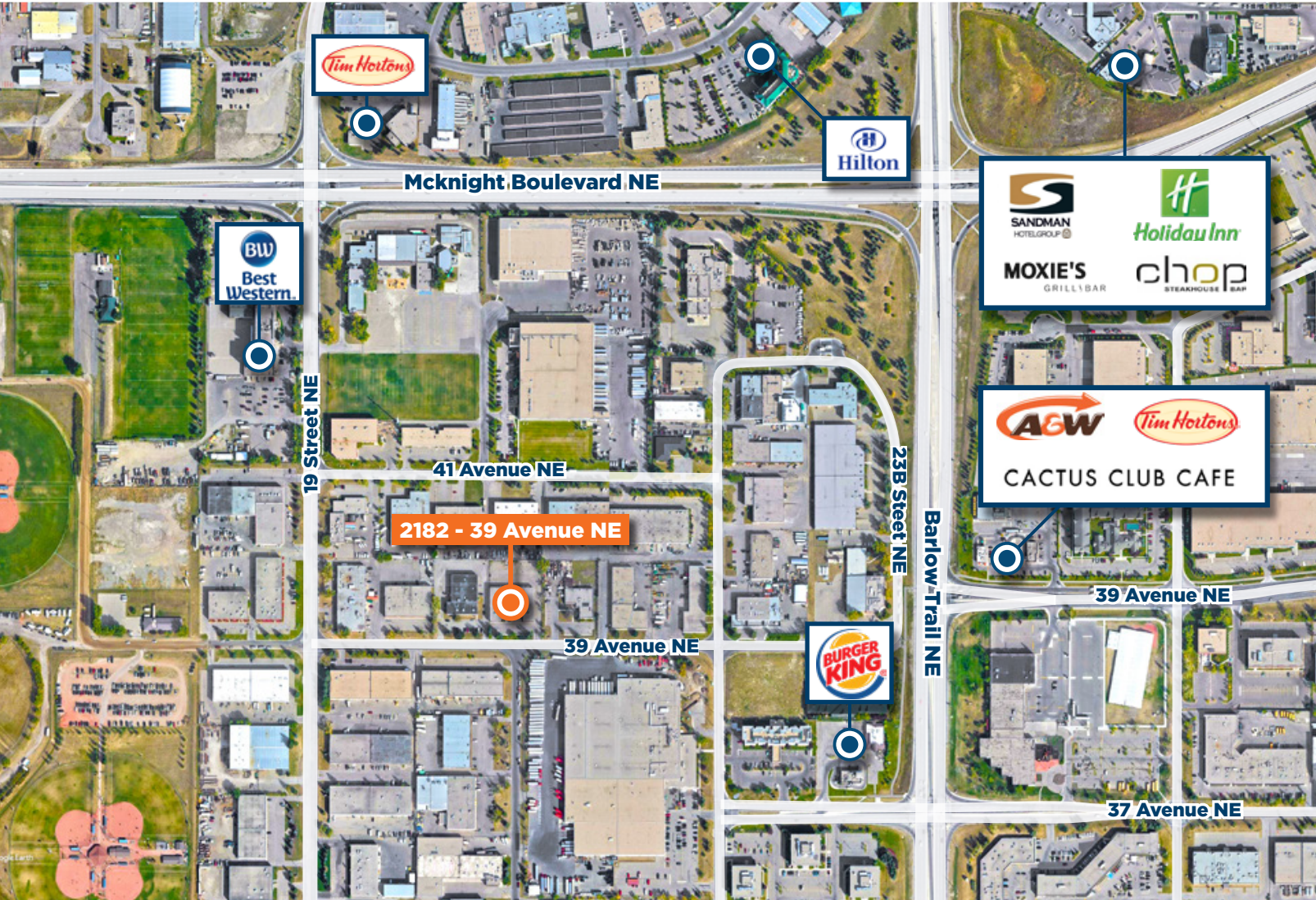
## LEASE DETAILS

<b>District:</b>	North Airways Industrial
<b>Zoning:</b>	I-G (Industrial General)
<b>Square Footage Breakdown:</b>	1,756 SF
<b>Parking:</b>	1 assigned parking and street parking on 21 Street NE
<b>Lease Rate:</b>	<b>Reduced Rates: \$6.50 PSF + Steps</b>
<b>Operating Costs (Est. 2025):</b> *Utilities included	\$9.62 PSF
<b>Availability:</b>	Immediate



# PROPERTY PICTURES // 2182 - 39 Avenue NE





### Drive Times:

- McKnight Boulevard NE: **1 minute**
- Deerfoot Trail NE: **2 minutes**
- Calgary Airport: **15 minutes**
- Downtown Calgary **15 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



### Lead Broker

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