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## 2222 30 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
24117

**MLS ID:**  
A2108428

**\$12**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 2222 30 Avenue NE, Calgary , Alberta T2E7K9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 196	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> South Airways	<b>Building Type</b> Office Building
<b>Year Built</b> 2006	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 15261.00	<b>Building Area (Sq. M.)</b> 1417.78
<b>Lot Size (Sq. Ft.)</b> 32670	<b>Lot Size (Acres)</b> 0.75	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

Available for Sale or Lease: A 15,261 SF freestanding office/flex building on 0.75 Acres in South Airways Industrial Park, near 30 Avenue and 19 Street NE. Zoned C-C0R 3, allowing a wide variety of commercial uses. This two-story office building features private offices, a bullpen area, 2,249 SF of lab space, and 996 SF of warehouse space on the main floor. The second floor includes private offices, a kitchenette with a lunchroom area, and a large open concept area, with additional space for storage or recreational use. The building offers heavy power at 400 amps, 120/208 Volt (TBV), ideal for the lab space. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE. The Lease Rate is \$12.00 PSF and the Op. Costs at \$6.25 PSF; thus a total of \$18.25 PSF. The Sale price is asking at \$3,800,000. Can't find the right space out there? Call to inquire about finding the right space to lease or purchase.

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