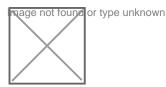


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 203, 2705 CENTRE STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 25394

**MLS ID:** A2134139

\$14



<sup>△</sup> JOE VIANI

**(403)** 561-7760

RE/MAX Real Estate (Central)

**403-216-1600** 

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203, 2705 Centre Street NW, Calgary , Alberta  $\,$  T2E 2V5  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

100

**Lease Amount** 

14.00

Lease Frequency

Annually

Subdivision

Tuxedo Park

Year Built 1971

**Structure Type** 

Low Rise (2-4 stories)

Property Type Commercial **Property Sub Type** 

Office

Building Area (Sq. Ft.)

2524.00

Building Area (Sq. M.)

234.49

Inclusions

N/A

**Restrictions**None Known

Reports
Call Lister

The second floor awaits your custom design layout, with build-to-suit options available. This expansive, open space can be tailored to an open-concept business or divided into multiple offices. The walk-up area features a wall of windows, providing abundant natural light. Situated on busy Centre Street North, the building is accessible by transit and offers convenient access to Calgary's downtown core, Deerfoot Trail (north-south), and 16th Avenue (east-west). On-site parking is available. The high-traffic location is ideal for prominent building signage. Base rent is \$14.00, with operating costs estimated at \$15.35 for 2024. The C-COR2 zoning offers flexibility for a wide range of uses.

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