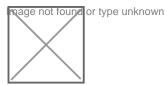


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2182 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 26854

**MLS ID:** A2178275

\$9



A MANNY VERDUGO

- □ CDN Global Advisors Ltd.
- **403-531-4336**
- 🖄 2182 39 Avenue NE, Calgary , Alberta T2E 6P7

Transaction Type Days On Market Lease Amount

For Lease 254 9.00

Lease FrequencySubdivisionBuilding TypeAnnuallyNorth AirwaysOffice Building

Year BuiltStructure TypeProperty Type1976OfficeCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 1756.00 163.14

InclusionsRestrictionsReportsN/ACall ListerCall Lister

1,756 Sq. Ft of second floor office northeast location located by near 19 Street NE and 39 Avenue NE. The office space features reception / open concept area, three large private offices, one large office/boardroom, kitchenette area, and two washrooms. This space includes one assigned parking stall. Several cafes, restaurants, and many other amenities located by 32 Avenue NE and McKnight Boulevard NE. Close proximity to McKnight Boulevard, Barlow Trail NE, 32 Avenue NE and Deerfoot Trail NE. The Lease rate is \$9.00 PSF and the Operating Costs is \$9.62 PSF (Total of \$18.62 PSF). Utilities are included in the Operating Costs.

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