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## 2182 39 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
26854

**MLS ID:**  
A2178275

**\$6.50**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 2182 39 Avenue NE, Calgary , Alberta T2E 6P7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 544	<b>Lease Amount</b> 6.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> North Airways	<b>Building Type</b> Office Building
<b>Year Built</b> 1976	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 1756.00	<b>Building Area (Sq. M.)</b> 163.14
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

LEASE RATES REDUCED STARTING AT \$6.50 PSF + STEPS! 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 rates are now reduced from \$9.00 PSF to 6.50 PSF + steps and the Operating Costs is \$9.62 PSF (Total of \$16.12 PSF) - approximately \$2,400 per month. Utilities are included in the Operating Costs.

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