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## SUITE 201 A, 1530 27 AVENUE NE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
27674

**MLS ID:**  
A2083961

**\$8**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
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<b>Transaction Type</b> For Lease	<b>Days On Market</b> 952	<b>Lease Amount</b> 8.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> South Airways	<b>Building Type</b> Commercial Mix, Office Building
<b>Year Built</b> 1980	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 6956.00	<b>Building Area (Sq. M.)</b> 646.23
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

6,956 Sq. Ft. second floor office located near 27 Avenue NE and 15 Street NE. This office space features main floor reception area, second floor office space with 11 private offices, 2 large office/boardroom, multiple open-concept areas, and common washrooms. Bus transportation available on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and #38). Walking distance to cafes, restaurants, public parks and many other amenities. Tenant improvement is negotiable. Close proximity to 27 Avenue NE, 32 Avenue NE, and Deerfoot Trail NE. The Lease rate is \$8.00 PSF and Operating Costs is 10.06 PSF (Total of \$18.06 PSF). Utilities are included in the operating costs.

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