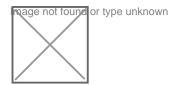


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123, 2340 PEGASUS WAY NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

29555

MLS ID: A2197256

\$8,150.67



△ SUKHY SINGH

**2** (403) 926-8433

PREP Realty

**403-270-4682** 

rM:

**Transaction Type** 

For Lease

**Lease Amount** 

8150.67

**Lease Term Remaining** 

34

Building Type
Condo Complex

Property Type Commercial

Building Area (Sq. M.)

1135.82

**Access to Property** 

Airport Nearby, Paved Road, Public

Transportation Nearby

Reports

Information Package, None

Title

Fee Simple

Lease Frequency

Monthly

**Zoning** I-G

Year Built

**Property Sub Type** 

2000

Industrial

Lot Features

Near Public Transit

Inclusions

Office furniture and kitchen

appliances

**Days On Market** 

43

**Lease Term** 

Other

**Subdivision** Pegasus

Structure Type

Office

Building Area (Sq. Ft.)

12226.00

**Commercial Amenities** 

Boardroom, Exercise

Room, Kitchen, Lunchroom, Mezzanine, Shower, Storage

Restrictions

Airspace Restriction, Landlord Approval, Noise

Restriction

Available for sublease, this expansive industrial office offers over 12,000 sqft of flexible space, perfect for a growing business or team. Featuring high ceilings and a variety of functional workspaces, this property includes: 21 open workstations for collaborative work; 10 private offices (4 with exterior doors, ideal for meeting rooms or executive spaces); Open-concept mezzanine with 2 additional offices; Filing/storage room to keep your operations organized; Restrooms conveniently located on each floor; A drive-in bay; An exercise room with a private shower and storage lockers for employee convenience; A spacious kitchen and eating area perfect for breaks and team meals; 29 assigned parking stalls, ensuring ample parking for your team and visitors. Located just minutes from the Calgary International Airport, with easy access to major routes including Barlow Trail and McKnight Blvd, and bus stops nearby, this location is ideal for businesses seeking both convenience and accessibility. --OFFICE USE CONSIDERATION ONLY --Sublease term expires December 31, 2027. Short-term occupancy a possibility. Base Monthly Lease \$8150.67, Additional Monthly Rent (Op Costs) approximately \$11,717, Plus Utilities. Don't miss out on this incredible space! Schedule a viewing and explore all the possibilities this property has to offer.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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