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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**
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123, 2340 Pegasus Way NE, Calgary , Alberta T2E 8M5

Transaction Type For Lease	Title Fee Simple	Days On Market 43
Lease Amount 8150.67	Lease Frequency Monthly	Lease Term Other
Lease Term Remaining 34	Zoning I-G	Subdivision Pegasus
Building Type Condo Complex	Year Built 2000	Structure Type Office
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 12226.00
Building Area (Sq. M.) 1135.82	Lot Features Near Public Transit	Commercial Amenities Boardroom,Exercise Room,Kitchen,Lunchroom,Mezzanine,Shower,Storage
Access to Property Airport Nearby,Paved Road,Public Transportation Nearby	Inclusions Office furniture and kitchen appliances	Restrictions Airspace Restriction,Landlord Approval,Noise Restriction
Reports Information Package,None		

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.

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