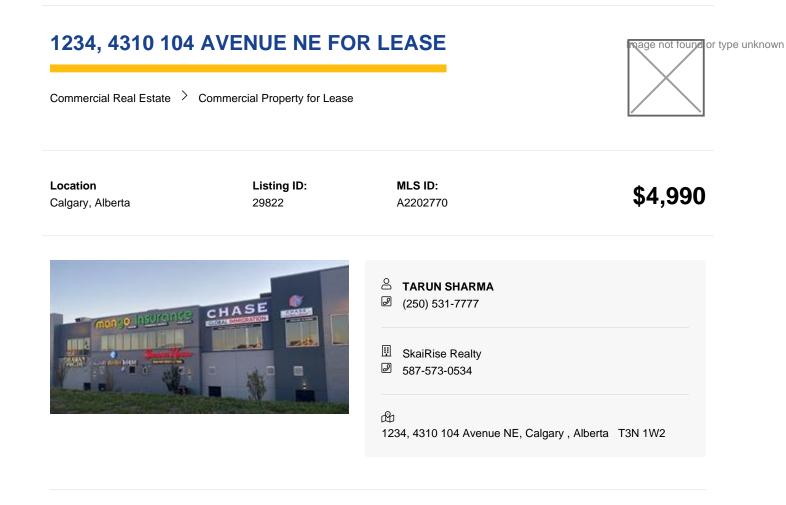


Generated: Apr 14, 2025, 20:11:51

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Title Transaction Type **Days On Market** For Lease Fee Simple 27 Lease Amount Lease Frequency Lease Term 4990.00 Monthly Other Subdivision **Building Type** Zoning C-COR3 Stoney 3 Mixed Use,Office Building Year Built Structure Type **Property Type** 2018 Mixed Use Commercial **Property Sub Type** Legal Plan Building Area (Sq. Ft.) Office 2010546 1270.00 Inclusions

117.99

Building Area (Sq. M.)

Reports

Title

Premium Office Space for Lease – Prime Location with High Visibility & Footfall. This ultra-modern, premium-built office unit is located on the second floor in a high-traffic area, offering exceptional visibility for brand promotion and signages. Perfect for companies looking to showcase their brand in a professional and modern setting. KEY FEATURES: Turnkey Office Space: Fully furnished with high-quality built-ins. Spacious Layout: Includes a central lounge, private office rooms, & ample of natural sunlight with street views through big windows towards Metis Trail. Full kitchen with sitting area, 3-piece washroom, and modern appliances. Custom Reception Area: Includes individual custom cubicles and extra seating options. Visibility: All windows face the street, providing bigger Façade & optimal exposure for signage. Accessibility: Conveniently located near Calgary International Airport, Stoney Trail, Deerfoot Trail, and Calgary's downtown area, offering easy access to major transport routes and commercial facilities. Additional Benefits: Ample parking and secured building access for tenants, customers, clients & visitors. Customisable: Tempered Glass Panels can be restructured as needed [permits may be required]. High footfall and vehicle traffic ensures excellent visibility & exposure for your brand. High speed Internet included. Individual Cabins also available for lease, send request for more detailed information on this. "WARM WELCOME", THANKS A TON FOR SHOWING, GOOD LUCK!!!!

Refrigerator Double Door, Microwave,

Dishwasher, Sitting Recliner,

Restrictions

None Known

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