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123, 2340 PEGASUS WAY NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
30750


MLS ID:
A2224500

\$8



 **SUKHY SINGH**
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 123, 2340 Pegasus Way NE, Calgary , Alberta T2E8M5

Transaction Type For Lease	Days On Market 108	Lease Amount 8.00
Lease Frequency Annually	Lease Term Other	Lease Term Remaining 31
Sub Lease 1	Subdivision Pegasus	Building Type Condo Complex
Year Built 2000	Structure Type Office	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 12226.00	Building Area (Sq. M.) 1135.82
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 Floor Plans,Information Package	

Calling all office users! 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. --Sublease term expires December 31, 2027. Incentives are available for incoming sub-tenants. 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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