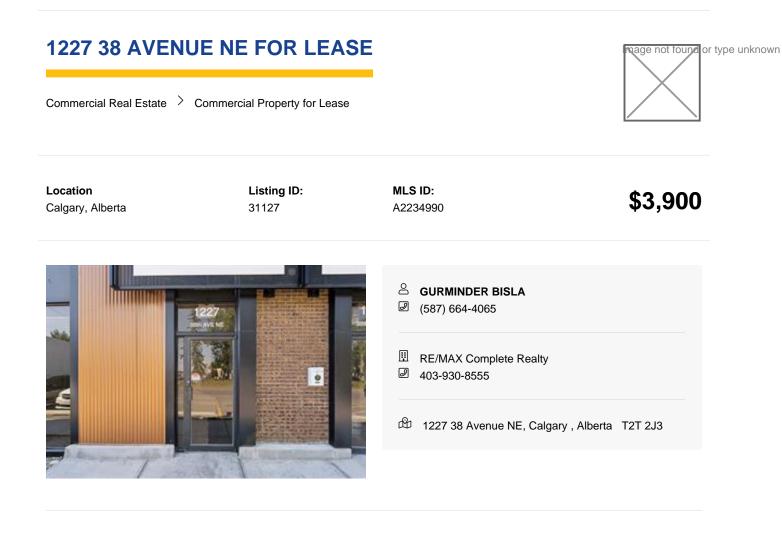


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1977

Property Sub Type Office

Inclusions n/a Days On Market

Subdivision McCall

Structure Type Mixed Use

Building Area (Sq. Ft.) 1613.00

Restrictions Non-Smoking Building,None Known Lease Amount 3900.00

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. M.) 149.85

Reports Aerial Photos

Located at 1227 38 Avenue NE, this brand-new second-floor office space is now available for lease and offers the perfect setup for a professional business environment. The layout includes six spacious private offices plus a large boardroom, Kithcen area making it ideal for teams that require both individual workspaces and collaborative meeting areas. With modern finishes, ample natural light, and a professional design, the space provides a fresh and welcoming atmosphere. Conveniently situated with quick access to Deerfoot Trail, McKnight Boulevard, and Calgary International Airport, calgary downtown it ensures excellent connectivity for clients and staff alike. The building features a private entrance, ample surface parking, and is well-suited for various professional uses such as law firms, accountants, consultants, or tech companies. This is a turnkey leasing opportunity in a sought-after NE Calgary location—available for immediate possession.

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