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## 1227 38 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31127


**MLS ID:**  
A2234990

**\$3,900**



 **GURMINDER BISLA**  
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 RE/MAX Complete Realty  
 403-930-8555

 1227 38 Avenue NE, Calgary , Alberta T2T 2J3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 62	<b>Lease Amount</b> 3900.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> McCall	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1977	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 1613.00	<b>Building Area (Sq. M.)</b> 149.85
<b>Inclusions</b> n/a	<b>Restrictions</b> Non-Smoking Building,None Known	<b>Reports</b> 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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