

## SMALL SECOND FLOOR OFFICE SPACE

// 1,756 SF

# FOR LEASE

**2182 39 Avenue NE, Calgary, AB**



**Lead Broker**  
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# PROPERTY HIGHLIGHTS // 2182 - 39 Avenue NE

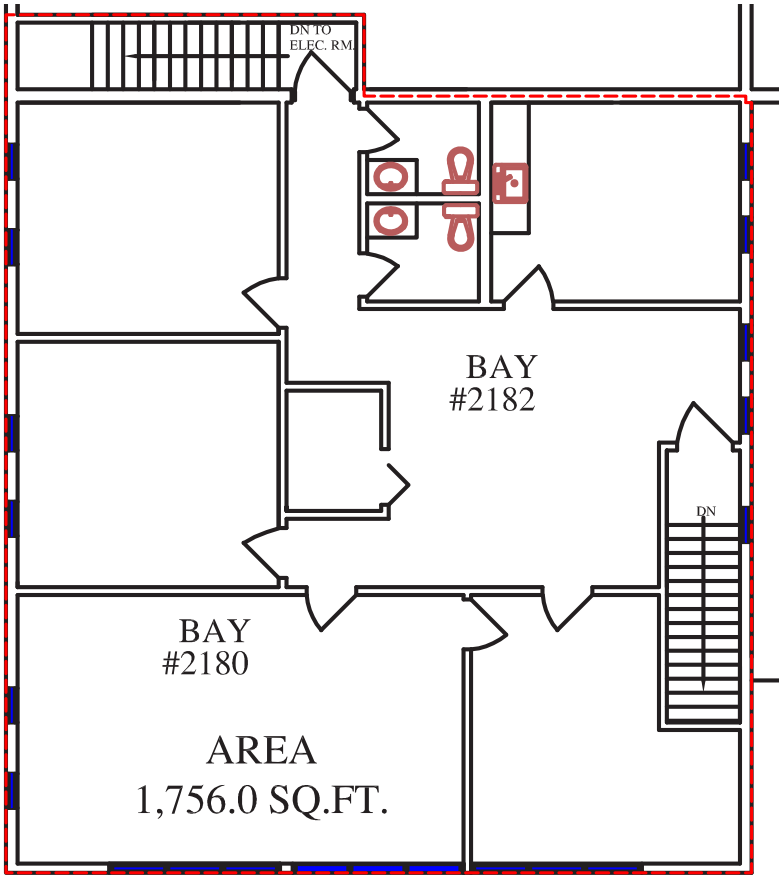


## PROPERTY OVERVIEW

- 1,756 SF bright second floor office
- Reception area, 3 large private offices, boardroom, kitchenette, and two washrooms
- One reserved parking stall and street parking available 21 Street NE
- Nearby amenities such as cafes, restaurants, hotels and other retailers
- Bus transportation available on 39 Avenue NE
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

## LEASE DETAILS

District:	North Airways Industrial	
Zoning:	I-G (Industrial General)	
Square Footage Breakdown:	1,756 SF	
Parking:	1 assigned parking and street parking on 21 Street NE	
Lease Rate:	RATE REDUCED	<del>\$12.00 PSF</del> \$9.00 PSF
Operating Costs (Est. 2024): *Utilities included	\$9.25 PSF	
Availability:	Immediate	



# PROPERTY PICTURES // 2182 - 39 Avenue NE





#### Drive Times:

McKnight Boulevard NE: **1 minute**

Deerfoot Trail NE: **2 minutes**

Calgary Airport: **15 minutes**

Downtown Calgary **15 minutes**

#### Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to McKnight Boulevard and Deerfoot Trail NE



Bus Routes on 12 Street NE



Ample of restaurants & fast food



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