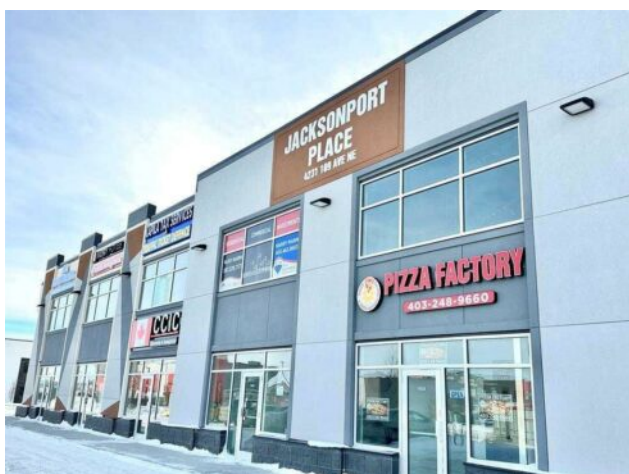


**1015, 4231 109 Avenue NE
Calgary, Alberta****MLS # A2268929****\$4,550 per month****Division:** Stoney 3**Type:** Office**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,370 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Discover a professional workspace designed for growing teams and established businesses alike. This second-floor office space offers a bright, modern, environment with excellent functionality and a convenient, northeast Calgary location. Priced competitively, the unit features seven private office rooms, a shared lunch area, dedicated storage space, and access to a common bathroom, providing everything you need for a productive and professional setting. The layout is ideal for companies seeking multiple private offices within one cohesive workspace. With ample on-site parking, high-speed internet readiness, and easy access via major routes such as Metis trail and Country Hills Boulevard, this space combines practicality with convenience. Located just minutes from the airport, it is an excellent opportunity for businesses looking to establish or expand their in one of the city's most active commercial corridors. With its well-planned layout and prime location, this upper floor office space offer exceptional value and flexibility got a wide range of professional uses.