

**201, 2705 Centre Street N
Calgary, Alberta**

MLS # A2276862



\$10 per sq.ft.

Division: Tuxedo Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,077 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Well-laid-out 1,077 sq.ft. second-floor office available in a recently renovated building on busy Centre Street North. The suite features a wall of windows allowing for loads of natural light and is thoughtfully divided into four private offices, a flexible space that could serve as a reception area or fifth office, a sitting/reception area, and a coffee station with sink. The building's high-traffic location offers excellent exposure, convenient access to Calgary's downtown core, Deerfoot Trail (north-south), and 16th Avenue (east-west), with both on-site and street parking available. The C-COR2 zoning allows for a wide range of uses, and the location provides opportunities for prominent building signage. Base rent is \$10.00 per sq.ft., with operating costs estimated at \$16.00 per sq.ft. for 2026.