

**Suite 201 A, 1530 27 Avenue NE  
Calgary, Alberta**

**MLS # A2083961**



**\$8 per sq.ft.**

**Division:** South Airways

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,956 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Natural Gas Paid, Electricity Paid For, Heating Paid For, Water Paid For

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

6,956 Sq. Ft. second floor office located near 27 Avenue NE and 15 Street NE. This office space features main floor reception area, second floor office space with 11 private offices, 2 large office/boardroom, multiple open-concept areas, and common washrooms. Bus transportation available on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and #38). Walking distance to cafes, restaurants, public parks and many other amenities. Tenant improvement is negotiable. Close proximity to 27 Avenue NE, 32 Avenue NE, and Deerfoot Trail NE. The Lease rate is \$8.00 PSF and Operating Costs is 10.06 PSF (Total of \$18.06 PSF). Utilities are included in the operating costs.