

NEWLY RENOVATED OFFICE SPACE IN NORTHEAST CALGARY

// 6,956 SF SECOND FLOOR OFFICE

FOR LEASE

1530 27 Avenue NE, Suite 201 A, Calgary, AB



Lead Broker

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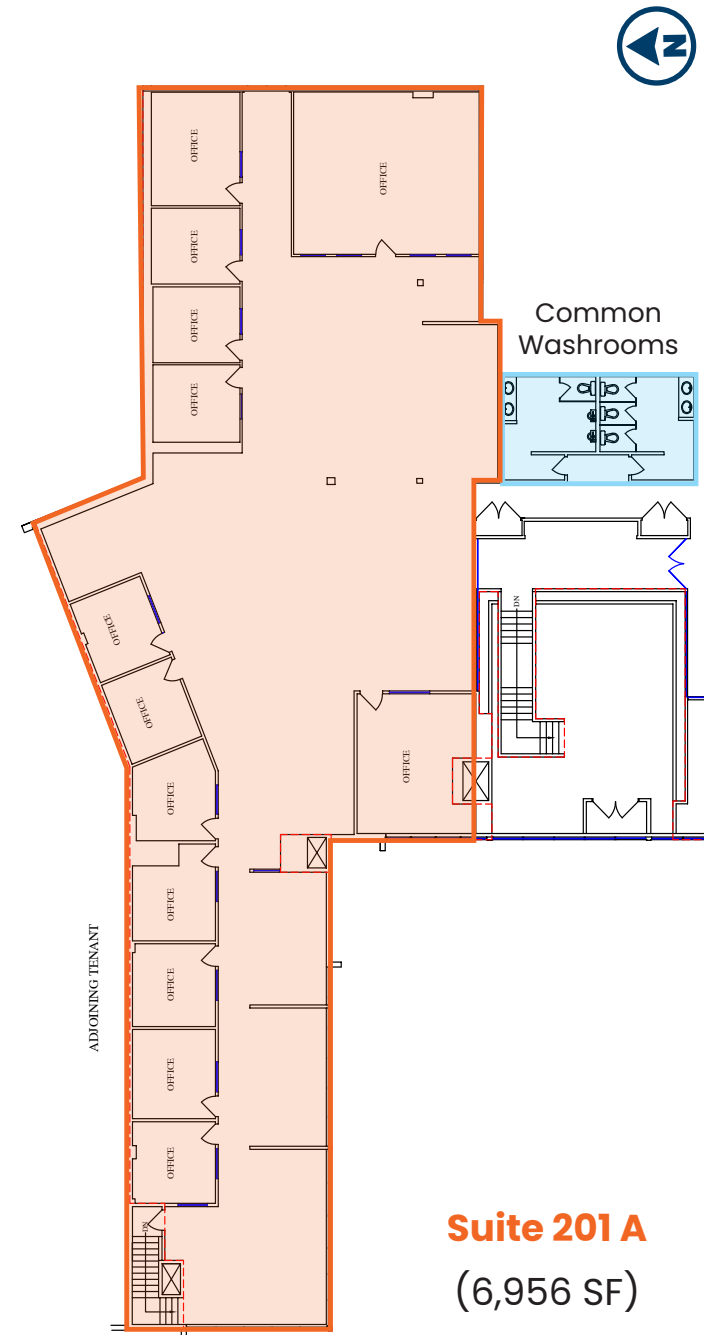
PROPERTY HIGHLIGHTS // 1530 27 Avenue NE, Suite 201 A

PROPERTY OVERVIEW

- **ZONING:** I-G (Industrial General)
- **DISTRICT:** South Airways Industrial
- **SIZE:** 6,956 SF
- **LEASE RATE:** \$8.00 PSF
- **OPERATING COSTS (EST. 2025):** \$10.06 PSF
*Utilities included
- **AVAILABILITY:** Immediate

PROPERTY HIGHLIGHTS

- Office space at McCall Industrial Park
- Recently updated - new paint, carpet, and LED lighting
- Features eleven (11) private offices, two (2) large offices / boardrooms, and large open concept area
- Main floor office space features open concept area
- Common washrooms
- Ample reserved parking
- Utilities included in operating costs
- Janitorial in common areas included
- Bus transportation on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and 38)
- Walking distance to cafes, restaurants, public parks and many other amenities
- Close proximity to 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE



Suite 201 A
(6,956 SF)

PROPERTY PICTURES // 1530 27 Avenue NE, Suite 201 A

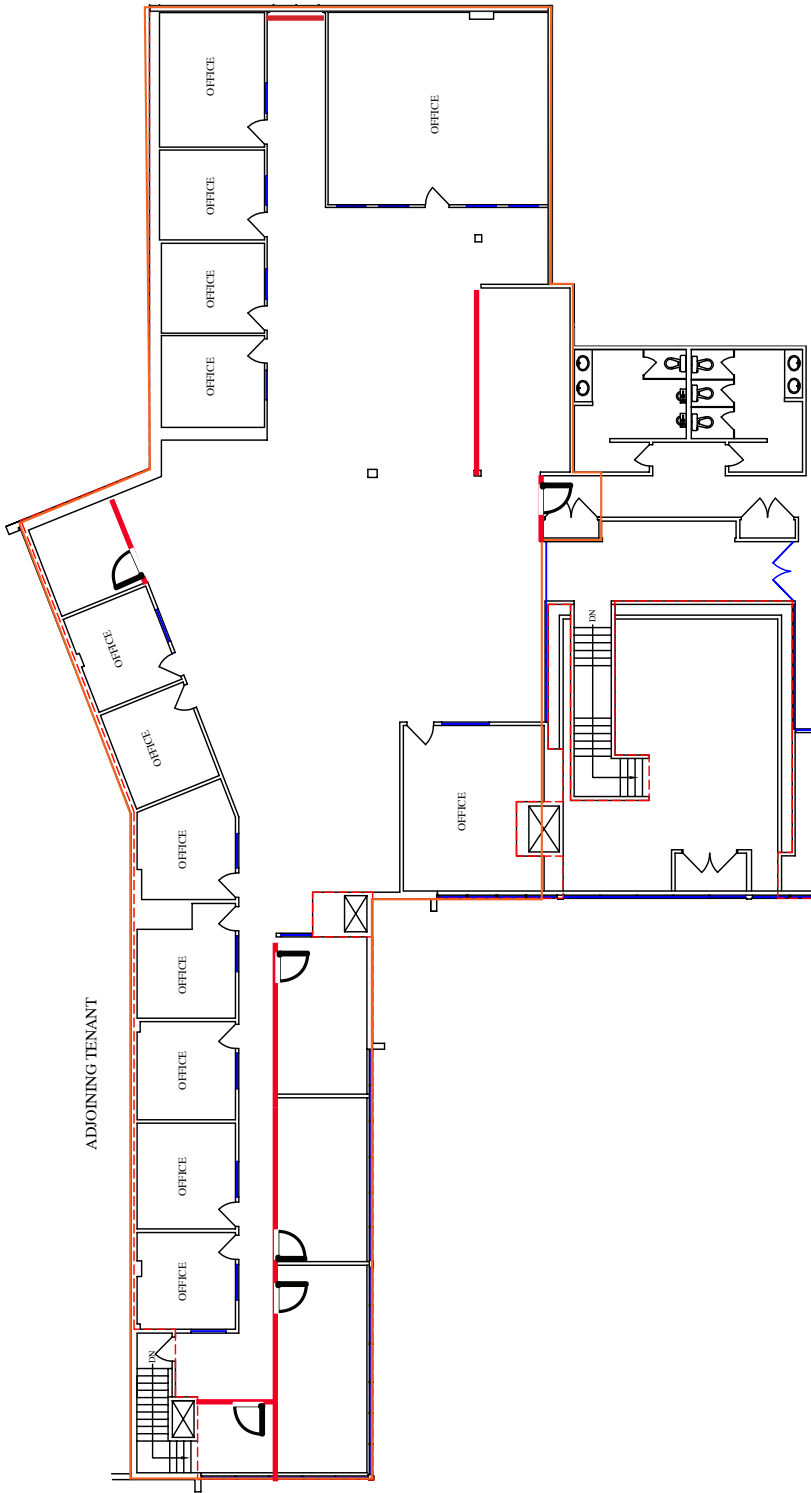




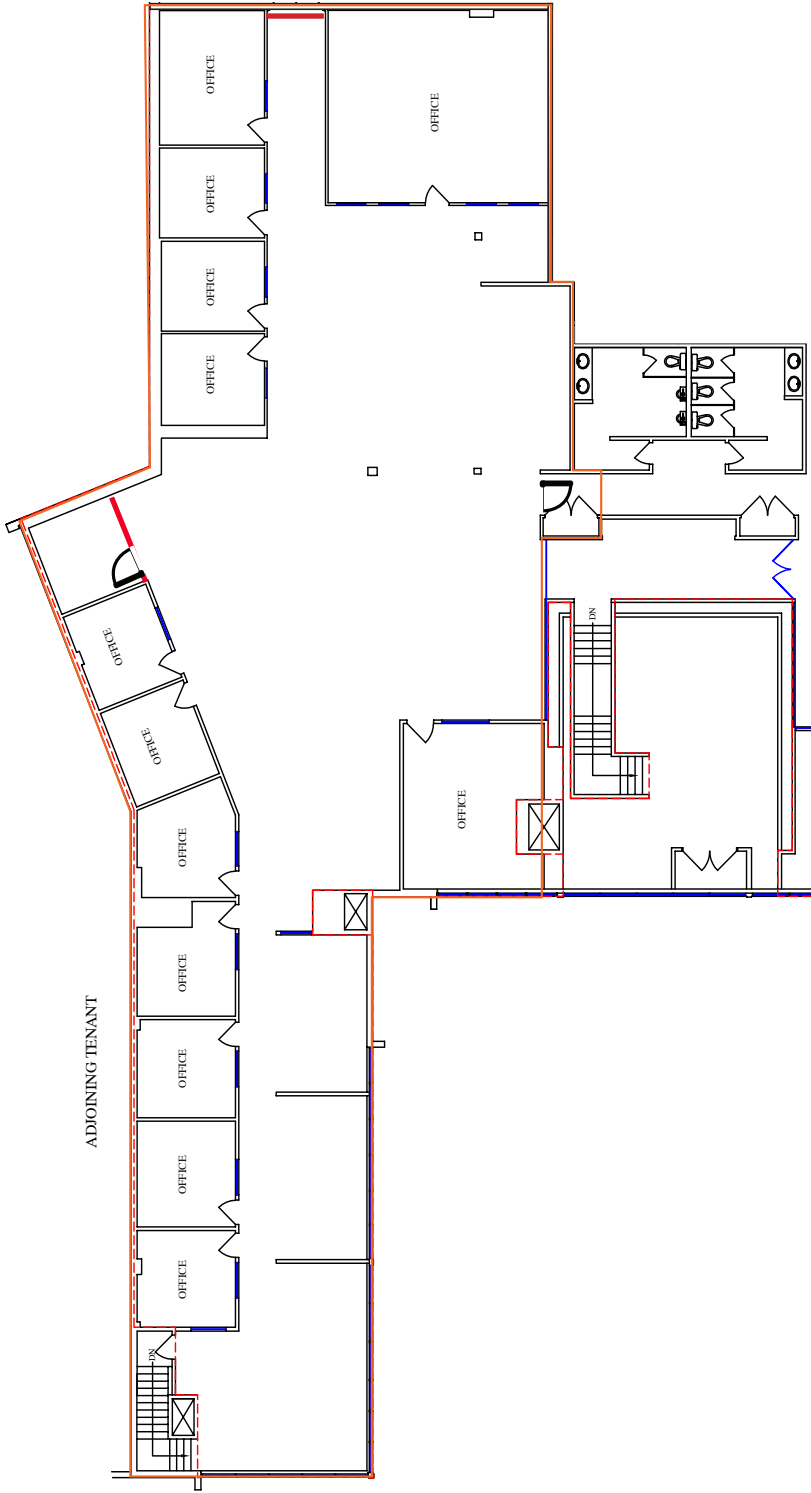
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