



FOR LEASE

808 & 816 55th Avenue NE
Calgary, AB

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Commercial Real Estate Advisors

BUILDING HIGHLIGHTS

- Prominent signage opportunity with direct visibility to Deerfoot Trail
- High-quality, move-in-ready office with furniture available
- Flexible floor plates suitable for corporate office, education, lab, or light industrial uses
- Abundant on-site and free street parking
- Excellent access to major arterial routes, Calgary International Airport, and city core
- Situated in one of Calgary's most established and amenity-rich industrial corridors

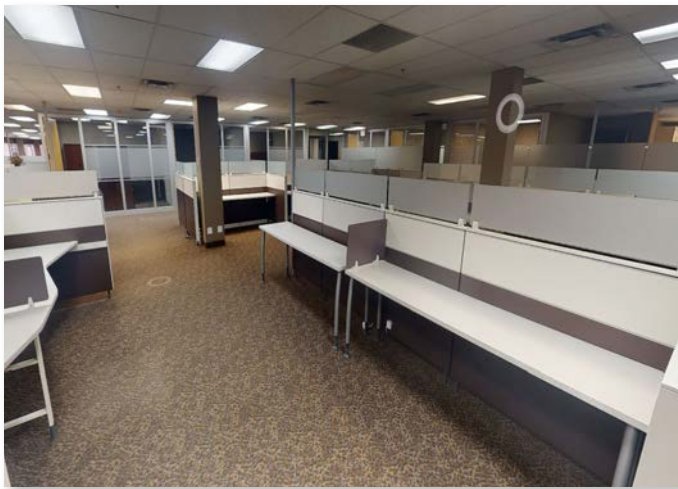
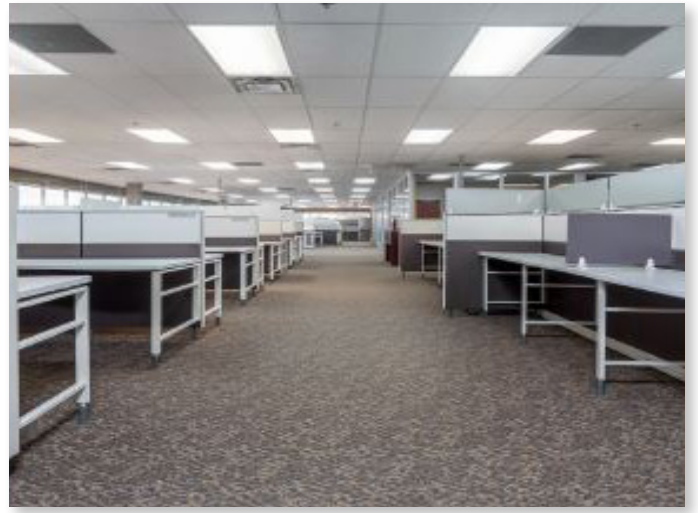


PROPERTY DETAILS



Civic Addresses:	808 & 816 55th Avenue NE, Calgary, AB
Zoning:	Industrial - Business District, (I-B)
808-Second Area:	8,149 SF (Second Floor Office) *Contiguous for 22,034 SF
816-Main Area:	13,011 SF (Main Floor Office) *Option to demise
816-Second Area:	13,885 SF (Second Floor Office) *Contiguous for 22,034 SF
Building Size:	80,540 SF
Parking:	Street Parking in Immediate Area and building Surface Parking available
Gross Rent Rate:	\$22.00 for the First Year
Lease Term:	All terms will be considered
Availability:	Immediately

INTERIOR FEATURES



LOCATION

Central NE Calgary Location with Exceptional Connectivity

Strategically positioned just minutes from major transportation routes, 808 & 816 55th Avenue NE offers seamless access across Calgary and beyond. The property sits directly off Deerfoot Trail (Highway 2)—one of Alberta’s busiest corridors with over 176,000 vehicles per day—providing unmatched visibility.

Located in Calgary’s established McCall Industrial / North Airways area, tenants benefit from proximity to essential amenities, including dining, financial services, fitness centres, and retail options. The site’s Walk Score of 71 (“Very Walkable”) and strong public transit links along 11 Street NE and 55 Avenue NE make it easily accessible for employees and visitors alike.

Surrounding businesses include: **Amazon, Purolator, FedEx, and Princess Auto, reinforcing the area’s reputation as a thriving hub for logistics, corporate offices, and light industrial users.**



Drive Times

Trans-Canada Highway:	7 minutes
Calgary Int Airport:	10 minutes
Stoney Trail NW:	12 minutes

Downtown YYC:	13 minutes
Stoney Trail NE:	15 minutes
Glenmore Trail SE:	22 minutes

Amenities

Easy accessibility & close proximity to:



grocery & shopping



health & wellness



banks & financial services



parks & animal services



restaurants & fast food

AB-2 & Deerfoot Trl

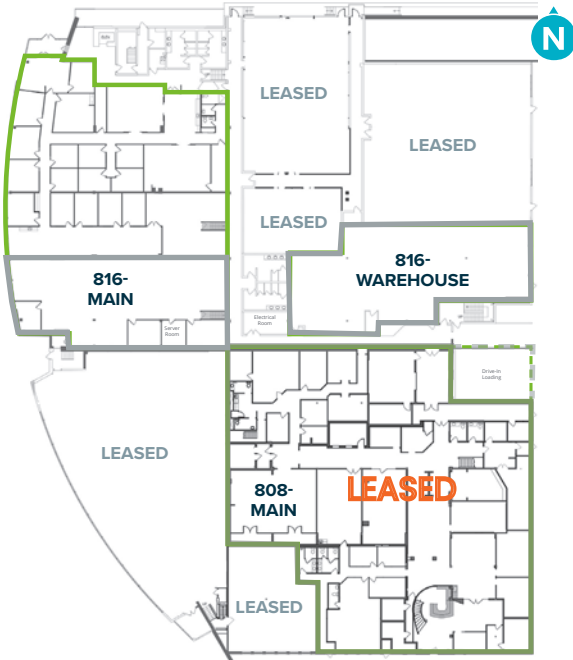
8 St & 55 Ave NE

11 Street NE



FLOOR PLANS

MAIN FLOOR



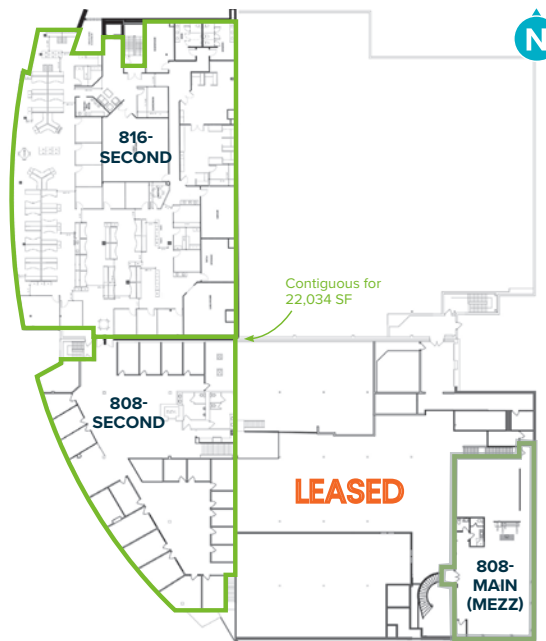
816-MAIN | 13,011 SF

- 17 Offices
- 4 Large Training Rooms
- Open Area for 24+ Workstations
- 2 Kitchens
- Reception
- Dedicated Washrooms with Shower
- Furniture Available

816-WAREHOUSE | 5,500 SF

- Open Warehouse Area
- Overhead Door Can Be Created

SECOND FLOOR



816-SECOND | 13,885 SF

- 15 Offices
- 50 Workstations
- Large Boardroom
- 3 Meeting Rooms
- 2 Large Training Rooms
- Kitchen/Lunchroom
- Data/Storage Room
- Server Room
- Copy/Print Room
- Reception
- Furniture Available

808-SECOND | 8,149 SF

Available August 1, 2025

- 23 Offices
- Boardroom
- Open Area
- Kitchen
- Dedicated Washrooms

OFFERING PROCESS

All qualified purchasers will be given data room access following execution of a confidentiality agreement. Please contact the listing agents for pricing guidance.



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