

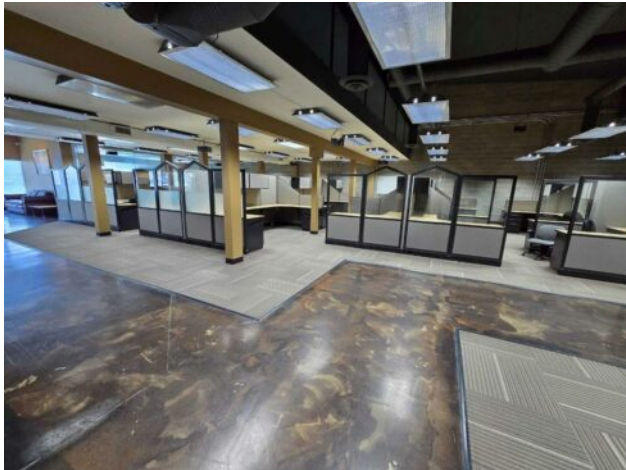


GRASSROOTS
REALTY GROUP

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123, 2340 Pegasus Way NE
Calgary, Alberta

MLS # A2224500



\$8 per sq.ft.

Division: Pegasus

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,226 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Office furniture and kitchen appliances

Calling all office users! Available for sublease, this expansive industrial office offers over 12,000 sqft of flexible space, perfect for a growing business or team. Featuring high ceilings and a variety of functional workspaces, this property includes: 21 open workstations for collaborative work; 10 private offices (4 with exterior doors, ideal for meeting rooms or executive spaces); Open-concept mezzanine with 2 additional offices; Filing/storage room to keep your operations organized; Restrooms conveniently located on each floor; A drive-in bay; An exercise room with a private shower and storage lockers for employee convenience; A spacious kitchen and eating area perfect for breaks and team meals; 29 assigned parking stalls, ensuring ample parking for your team and visitors. Located just minutes from the Calgary International Airport, with easy access to major routes including Barlow Trail and McKnight Blvd, and bus stops nearby. This location is ideal for businesses seeking both convenience and accessibility. --Sublease term expires December 31, 2027. Incentives are available for incoming sub-tenants. Don't miss out on this incredible space! Schedule a viewing and explore all the possibilities this property has to offer.