



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

221, 2770 3 Avenue NE  
Calgary, Alberta

MLS # A2246662



**\$2,500 per month**

Division: Meridian

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,171 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Office Furniture Negotiable

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!