



**GRASSROOTS**  
REALTY GROUP

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**311, 32 Westwinds Crescent NE  
Calgary, Alberta**

**MLS # A2247697**

**\$19 per sq.ft.**



**Division:** Westwinds

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,587 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Negotiable

Prime Office Space for Rent in Westwinds, Calgary North East. This versatile unit offers over 3,580 sq. ft. of prime office space across two levels in Calgary's North East Quadrant in the community of Westwinds. Located near the Calgary International Airport with easy access to Stoney Trail and Deerfoot Trail, it's a convenient and accessible spot for various professional uses. Previously approved for a college / school, this space is perfect for educational institutions, training centres, or professional offices. The layout is flexible, allowing for easy customization to meet your needs. Lease terms are negotiable. Contact us today to schedule a private showing and see how this space can work for your business.