

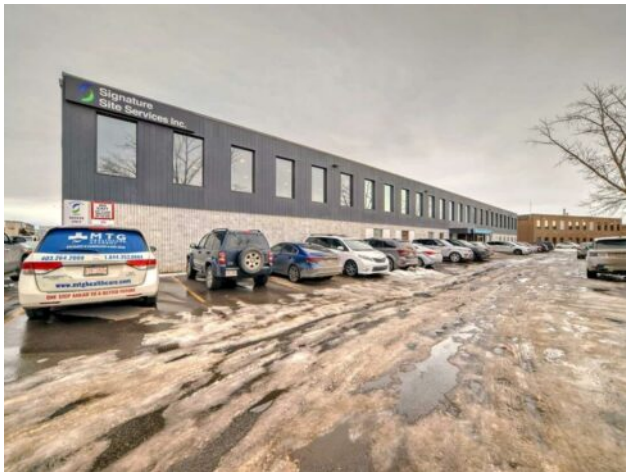


**GRASSROOTS**  
REALTY GROUP

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202, 1324 36 Avenue NE  
Calgary, Alberta

MLS # A2277693



**\$10 per sq.ft.**

Division: McCall  
Type: Office  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 5,846 sq.ft.  
Zoning: -

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

This office space boasts an open-concept layout, with 5846 sqft office space, offering you the flexibility to arrange the space in any way that best suits your business needs. The area is currently configured with three fully developed rooms, perfect for private office use, the rest of the space can be customized to fit your specific requirements. As you enter the building, you're immediately greeted by a bright and welcoming waiting area, providing a relaxed environment for guests. For your added convenience, free parking is available on a first-come, first-serve basis, ensuring both tenants and visitors have easy access to the office. Whether you're a growing startup or an established company, this space provides the ideal foundation to design and create an environment that perfectly supports your business. Reach out today to schedule a tour and see for yourself how this space can be transformed to suit your needs!