



GRASSROOTS
REALTY GROUP

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

**Suite 201, 1530 27 Avenue NE
Calgary, Alberta**

MLS # A2083961



\$8 per sq.ft.

Division: South Airways

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,943 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Natural Gas Paid, Electricity Paid For, Heating Paid For, V

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

12,943 Sq. Ft. second floor office located near 27 Avenue NE and 15 Street NE. This office space features main floor reception area, second floor office space with 23 private offices of various sizes, and multiple open-concept areas. There are ample of reserved parking. Bus transportation available on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and #38). Walking distance to cafes, restaurants, public parks and many other amenities. Tenant improvement is negotiable. Close proximity to 27 Avenue NE, 32 Avenue NE, and Deerfoot Trail NE. The Lease rate is \$8.00 PSF and Operating Costs is 7.84 PSF (Total of \$15.84 PSF). Utilities are included in the operating costs.