



**GRASSROOTS**  
REALTY GROUP

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**2150 29 Street NE**  
**Calgary, Alberta**

**MLS # A2191924**



**\$13 per sq.ft.**

**Division:** Sunridge

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,914 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Available immediately, this exceptional office space offers 14,914 square feet of beautifully designed main floor workspace, thoughtfully demised for optimal functionality. Boasting high-quality finishes throughout, this fully built-out office space exudes professionalism and sophistication. Situated within the esteemed Sunridge Business Park, the location offers convenience and prestige, with ample double row surface parking for staff and visitors alike. Additionally, the space includes a small warehouse portion complete with a double loading dock, catering to diverse business needs. With warehouse ceiling heights reaching 24.4 feet, there's ample vertical space to accommodate various storage requirements. The inclusion of 200 amp power further enhances the space's utility and versatility. Zoned IG (Industrial General), this property allows for a wide range of commercial uses, offering flexibility and potential for various business endeavors. Experience the epitome of modern workspace design and functionality in this meticulously crafted office space, where every detail is tailored to elevate productivity and inspire creativity. Take advantage of this opportunity to establish your business in a prime location, surrounded by a thriving business community and exceptional amenities.