



GRASSROOTS
REALTY GROUP

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

1234, 4310 104 Avenue NE
Calgary, Alberta

MLS # A2202770



\$4,490 per month

Division: Stoney 3

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,270 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Refrigerator Double Door, Microwave, Dishwasher, Sitting Recliner,

Premium Office Space for Lease – Prime Location with High Visibility & Footfall. This ultra-modern, premium-built office unit is located on the second floor in a high-traffic area, offering exceptional visibility for brand promotion and signages. Perfect for companies looking to showcase their brand in a professional and modern setting. KEY FEATURES: Turnkey Office Space: Fully furnished with high-quality built-ins. Spacious Layout: Includes a central lounge, private office rooms, & ample of natural sunlight with street views through big windows towards Metis Trail. Full kitchen with sitting area, 3-piece washroom, and modern appliances. Custom Reception Area: Includes individual custom cubicles and extra seating options. Visibility: All windows face the street, providing bigger Façade & optimal exposure for signage. Accessibility: Conveniently located near Calgary International Airport, Stoney Trail, Deerfoot Trail, and Calgary’s downtown area, offering easy access to major transport routes and commercial facilities. Additional Benefits: Ample parking and secured building access for tenants, customers, clients & visitors. Customisable: Tempered Glass Panels can be restructured as needed [permits may be required]. High footfall and vehicle traffic ensures excellent visibility & exposure for your brand. High speed Internet included. Individual Cabins also available for lease, send request for more detailed information on this. “WARM WELCOME”; THANKS A TON FOR SHOWING, GOOD LUCK!!!!