



Colliers



STOCKMAN CENTRE

Proudly Owned and Occupied by the Alberta Union of Provincial Employees

Stockman Centre Office Space For Lease

2116 27th Avenue NE | Calgary, Alberta

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Accelerating success.

Property Overview

Available Space	Suite 100: 3,950 SF Exclusive Exterior Entrance
	Suite 107: 1,640 SF Exclusive Exterior Entrance
	Suite 109: 3,189 SF
	Suite 311: 580 SF
	Suite 317: 966 SF
	Contiguous for 1,576 SF
	±700 SF Drive-In Vehicle/Equipment Storage Area Also Available
Occupancy	Immediately
Net Rent	Market Rates
Operating Costs (2024 Estimate)	CAM: \$10.00 PSF/Annum Tax: \$1.35 PSF/Annum Total: \$11.35 PSF/Annum
Parking	1 Stall Per 388 SF Free // Surface \$75.00/Stall/Month // Underground Free // 2-Hour Visitor Parking
Building Size	61,782 SF
Year Built	1980
Floors	3
Building Hours	7:30 a.m. to 5:00 p.m. // Monday to Friday
Fibre Provider	Telus and Shaw
Highlights	<ul style="list-style-type: none">• Building is 50% solar powered with panels installed on roof• High efficiency boilers• Close proximity to downtown and the Calgary International Airport• Located in the heart of the northeast suburban market• Quick and easy access to Barlow Trail• Two level skylight providing an abundance of natural light into the main lobby

Vehicle Access



Downtown
12 minutes



Deerfoot Trail
4 minutes



Stoney Trail
8 minutes

Public Transit Access



Bus Routes
#19, #32, #33, #872

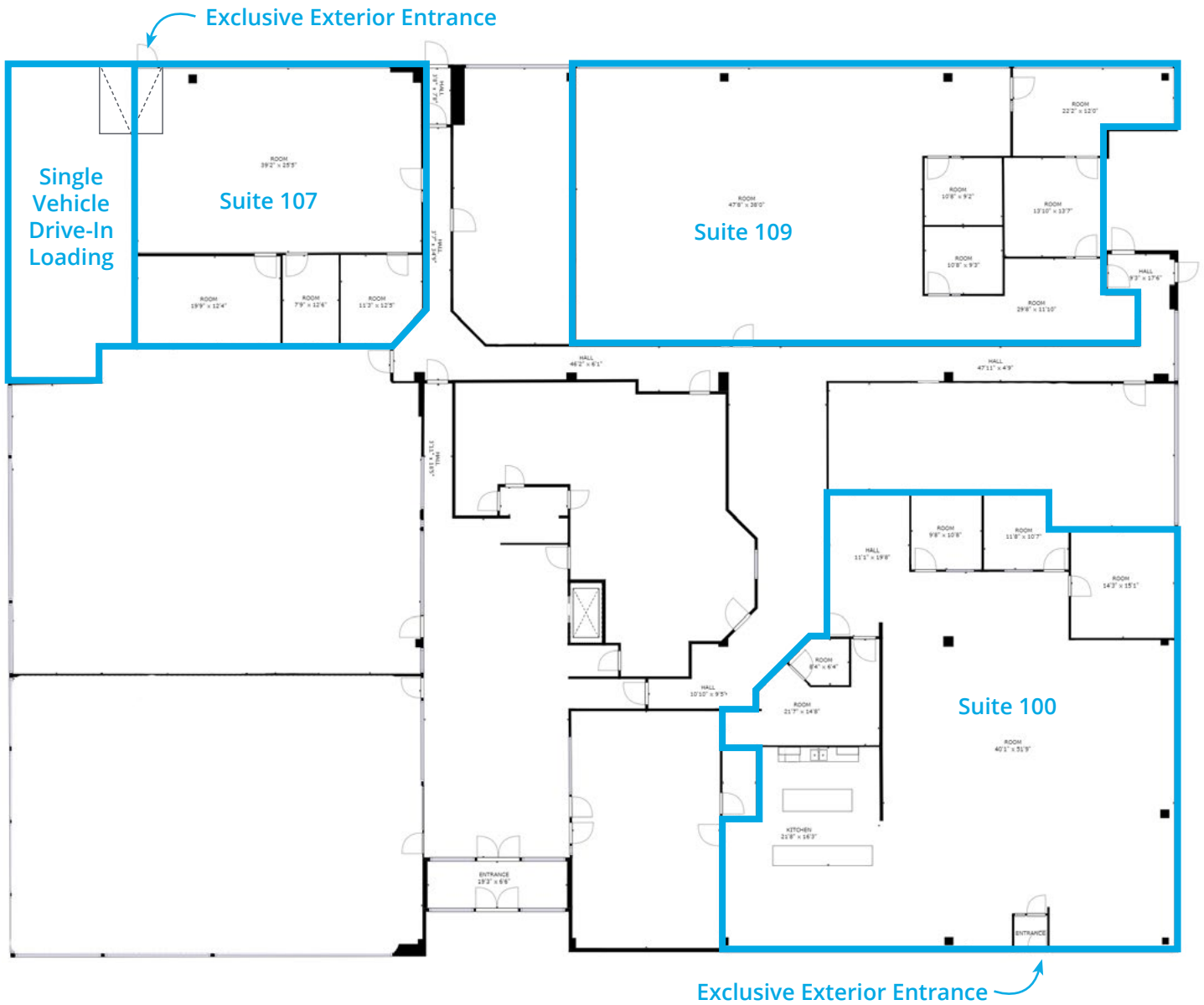


Rundle LRT
2.6 km



Floor Plans

Main Floor | [Click Here for Virtual Tour](#) 



Suite 100 | 3,950 SF

- Exclusive Exterior Entrance
- 3 Offices
- Open Area
- Kitchen
- Server Room

Suite 107 | 1,640 SF

- Exclusive Exterior Entrance
- 1 Office
- Kitchen
- Meeting Room
- Open Area
- Drive In Loading Area

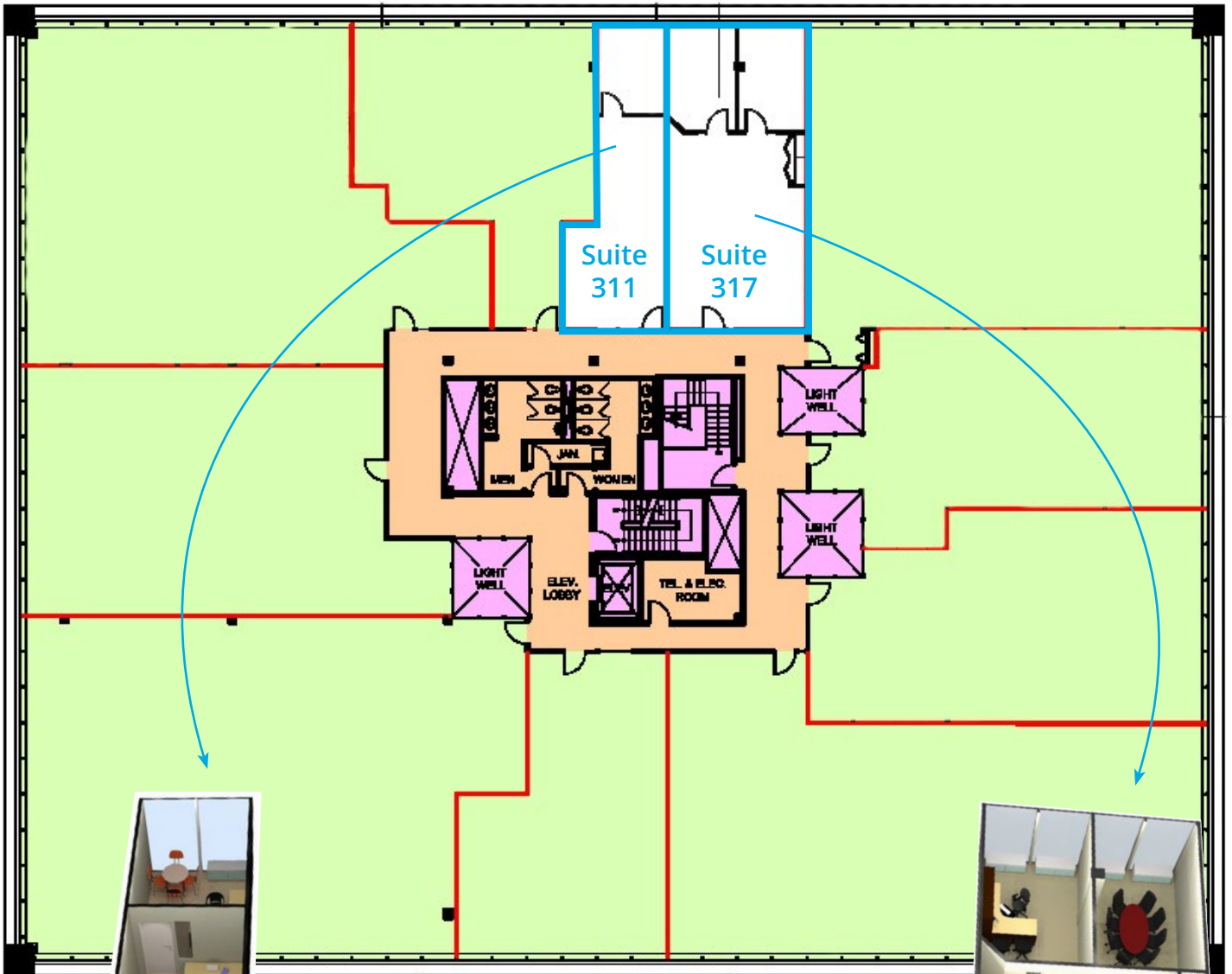
Suite 109 | 3,189 SF

- 4 Offices
- Open Area



Floor Plans

Third Floor | [Click Here for Virtual Tour](#)



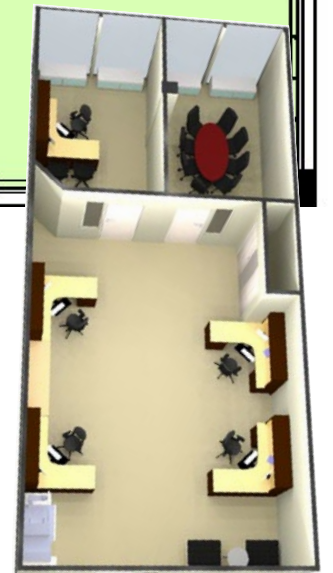
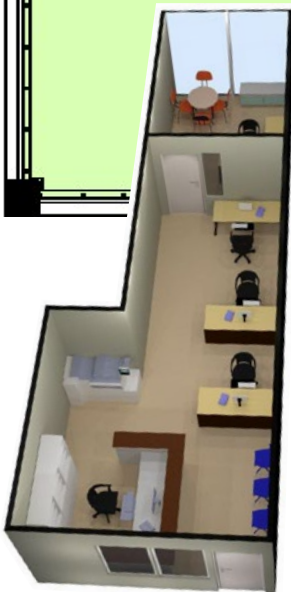
Suite 311 | 580 SF

- Office
- Open Area for 3 Workstations
- Reception/Waiting Area

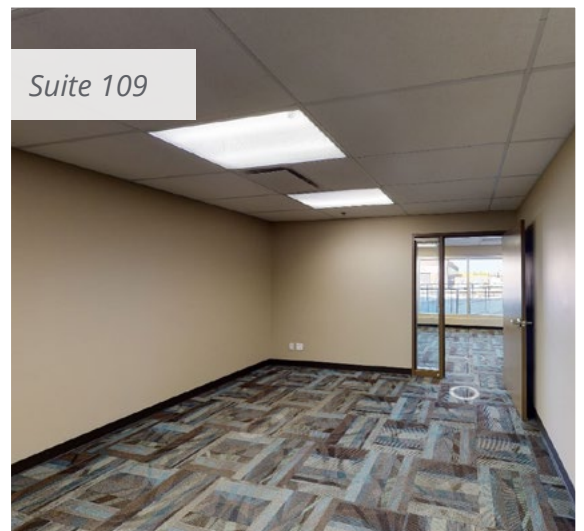
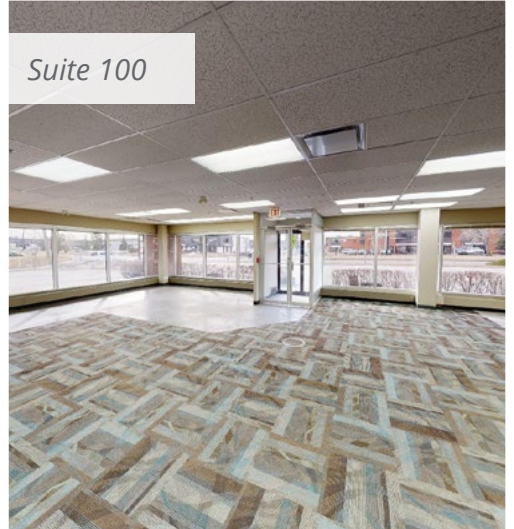
Suite 317 | 966 SF

- 1 Office
- 1 Meeting Room
- Open Area for 4 Workstations

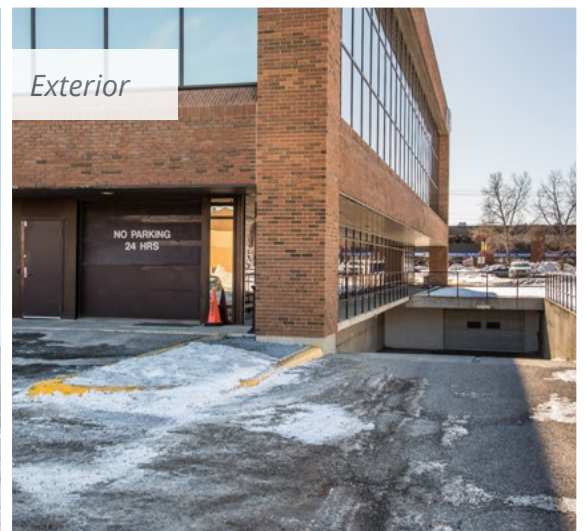
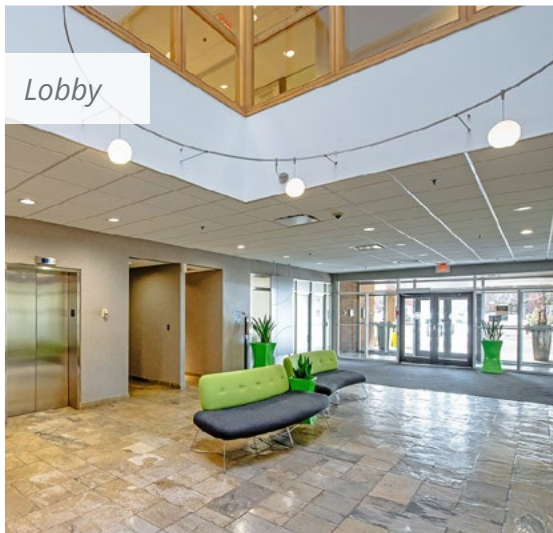
Contiguous for 1,576 SF



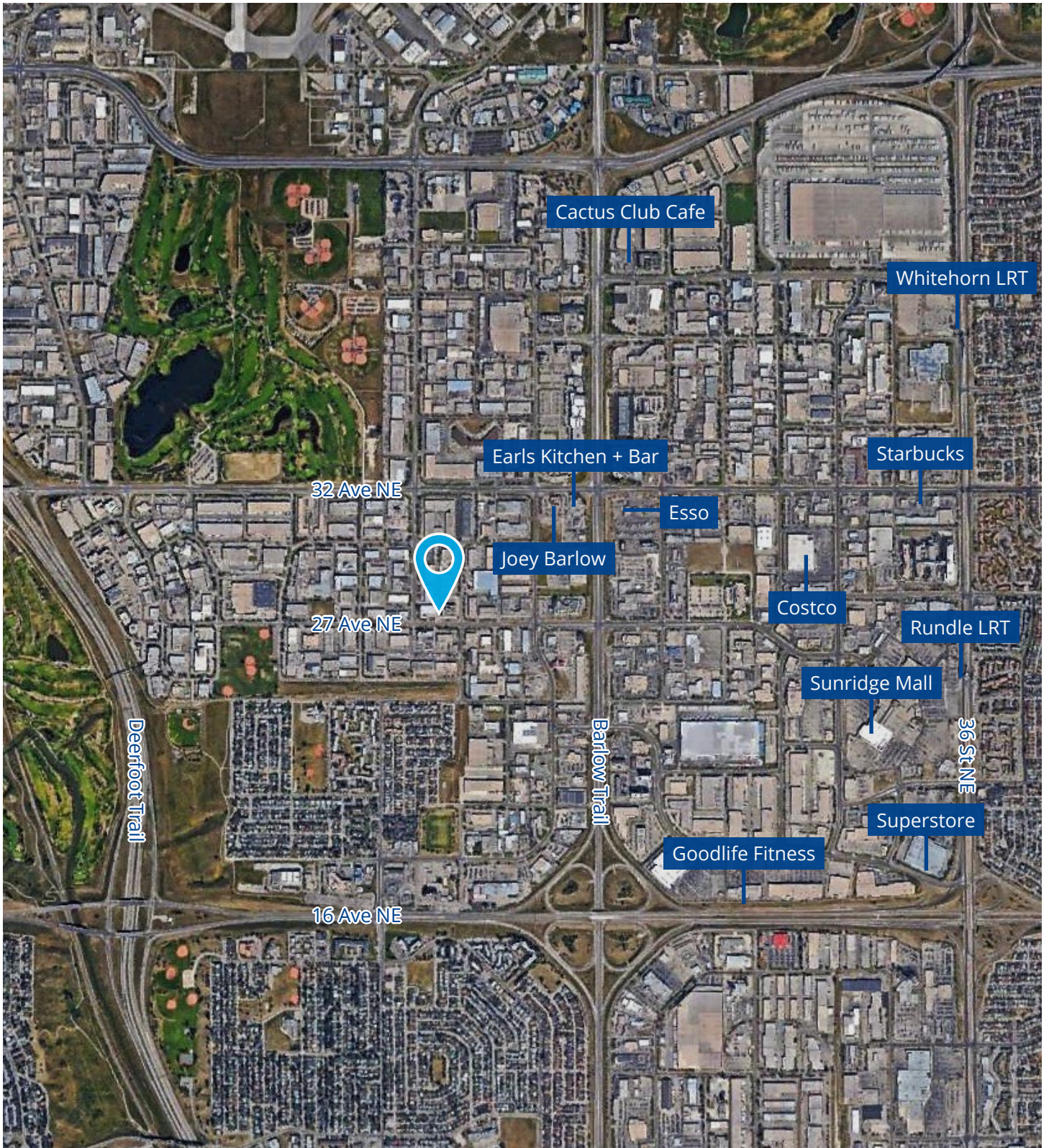
Photos



Photos



Nearby Amenities





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