

Airways Place 1920 32 Avenue NE Calgary, AB

I-C Zoned Second Floor Offices in Central Northeast

Month-to-Month Opportunities

Triovest



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Availabilities

Suite 209	122 SF	Immediately
Suite 210	484 SF	Immediately
Suite 213	205 SF	Immediately
Suite 214/215	338 SF	Immediately
Suite 219	250 SF	Immediately

Month-to-month opportunities available

Building Information

Basic Rent	Market
2024 Est. Op Costs	
▼ Office	\$7.02 PSF

Amenities & Access

- ▼ Public transportation directly in front of the building
- ▼ On-site restaurant (Vivaan's Yummies) and services
- ▼ Other food offerings nearby include Coco Brooks, JOEY, Earls and Wendy's
- ▼ 2 minutes from Barlow Trail and Deerfoot Trail
- ▼ 10 minutes from Sunridge Mall and other retail



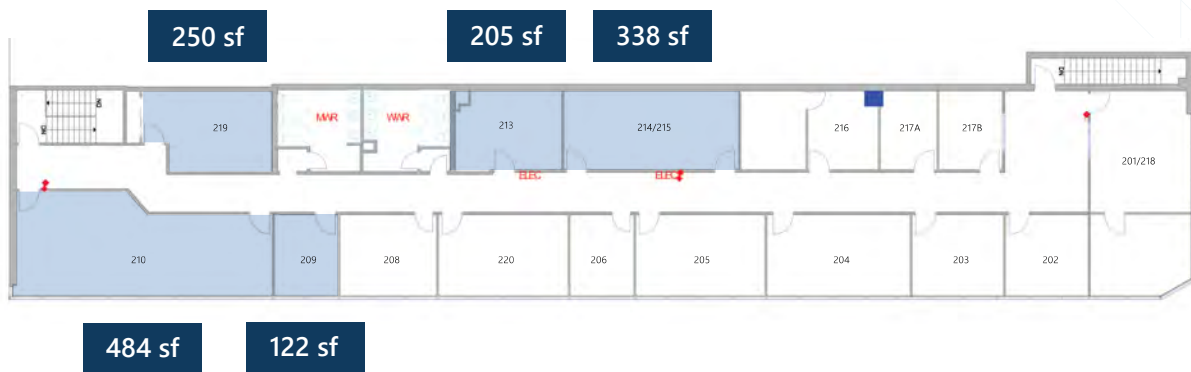
Building Details

Year Built	1976
Zoning	Industrial Commercial/Light Industrial
Rentable Area	51,358 SF
Number of Floors	2
Parking	Asphalt surface lot
Parking Ratio	1 stall per 815 SF

Building Description

Airways Place is an I-C zoned building comprised of two-storey office/retail areas on the south portion and single-storey warehouse/retail areas on the north portion. The second floor offices have views and frontage on 32 Avenue NE and can be accessed from 19 Street NE. Its central location in Northeast Calgary offers easy access to McKnight Boulevard, Barlow Trail and Deerfoot Trail and is a 15 minute drive to the Calgary International Airport and downtown core. 32 Avenue NE is a high-exposure commercial-retail corridor in an established area with a wide range of amenities and services within a 2 km radius.

- Available immediately
- Flexible lease terms
- Various sizes to suit space requirements
- Ideal for groups seeking cost-effective solutions
- Provides adaptability for growth
- Ease of accessibility for clients and employees

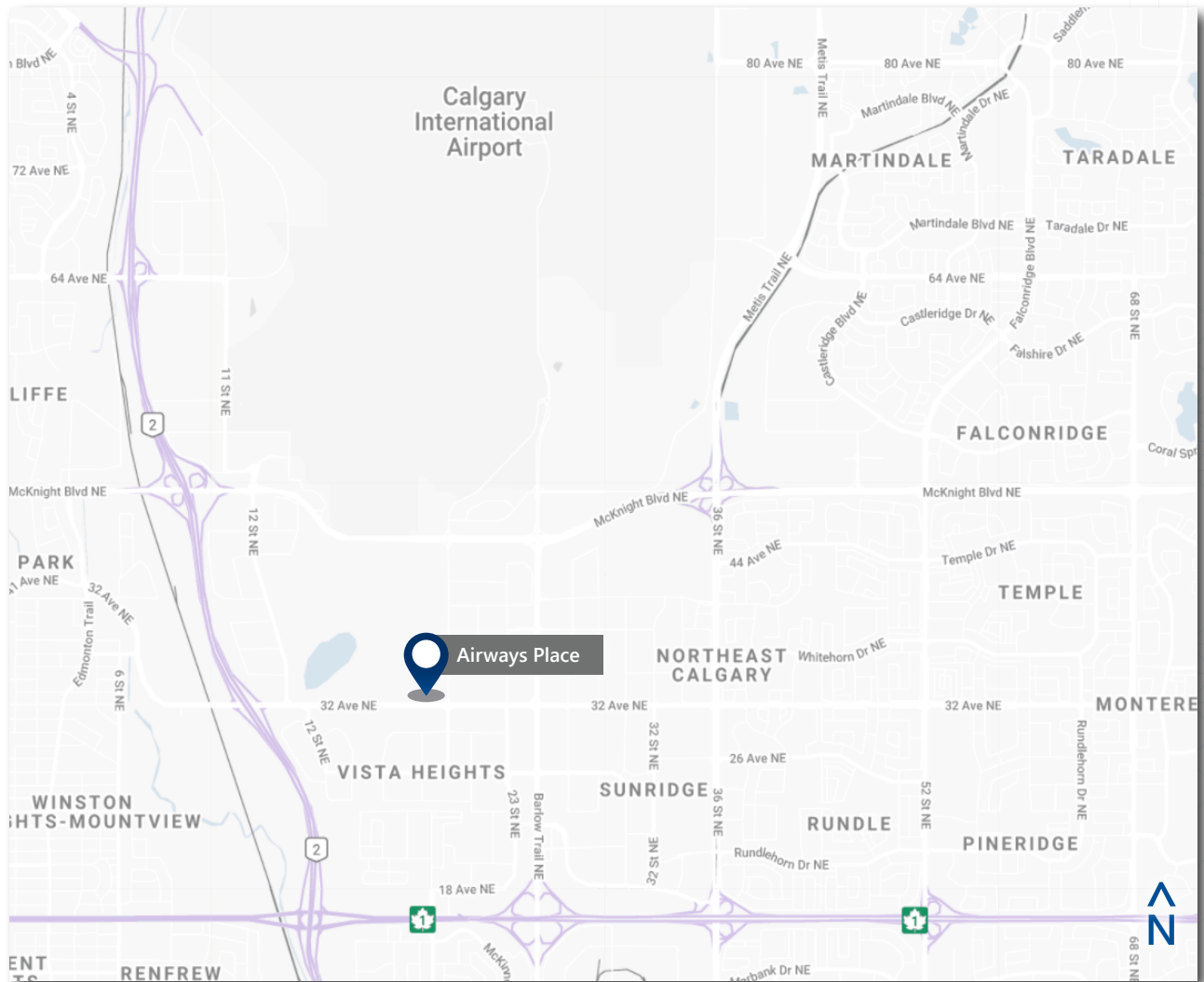


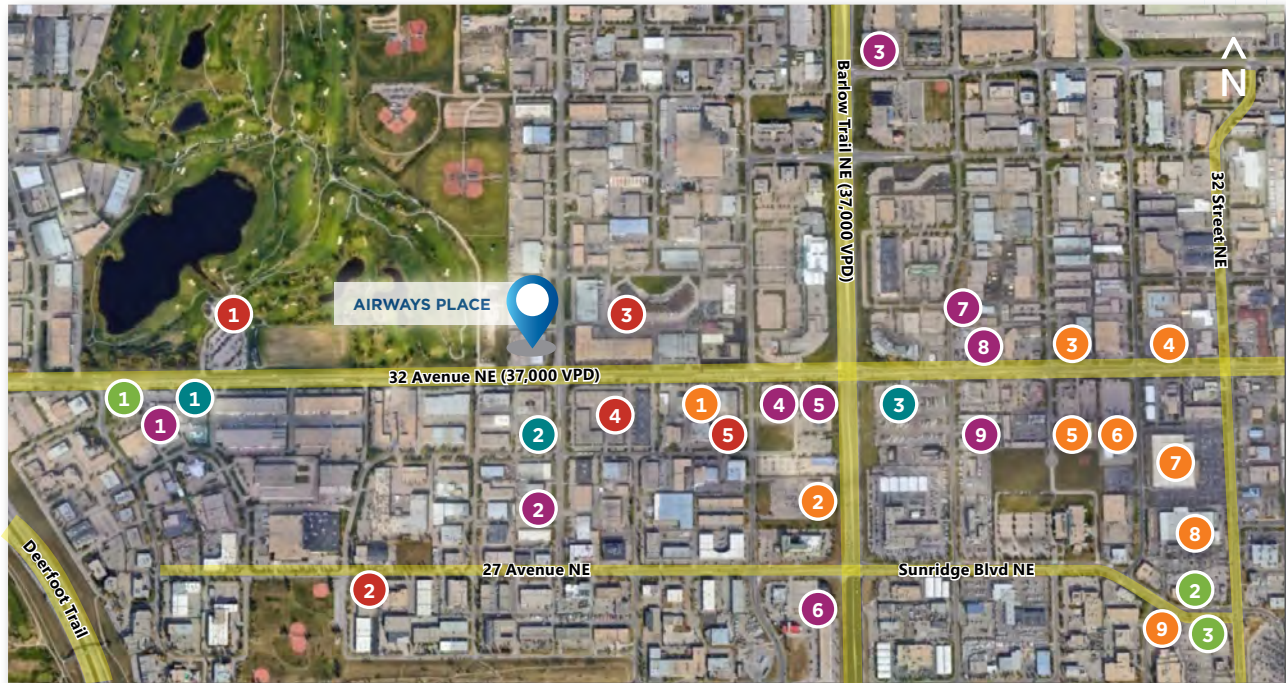
Building Exterior



Aerial View







Map data © 2024 Google



Dining

1. Tim Hortons
2. Song Huong Vietnamese
3. Cactus Club Cafe
4. JOEY Barlow
5. Earls Kitchen + Bar
6. Shark Club Sports Bar
7. Cattle Baron Steakhouse
8. McDonald's
9. Ramen Ichinen



Retail & Grocery

1. Airways Mall
2. Wholesale Club
3. Freestone Produce
4. Staples
5. Michaels
6. Toys R Us
7. Costco Wholesale
8. RONA
9. Planet Fitness



Banking

1. RBC Royal Bank
2. CIBC
3. ATB Financial



Sports & Recreation

1. McCall Lake Golf Course
2. Dynamite Boxing Club
3. Mike's Family Billiards
4. Axe Games Axe Throwing
5. Ballistic Indoor Golf



Gas Stations

1. Shell
2. Centex
3. Esso

Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit triovest.com/sustainability

Triovest is committed to achieving

Net Zero
GHG Emissions
BY
2050

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

By The Numbers*

\$3B

Under Development

\$12B

Under Management

38M SF

Under Management

345

Properties

6

Offices
Canada-Wide

460

Employees

*As at Q2 2023

Our Mission

We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit triovest.com



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