

Completely renovated

2,138 sf

Suite 15

1980's

RENT

SIGNAGE

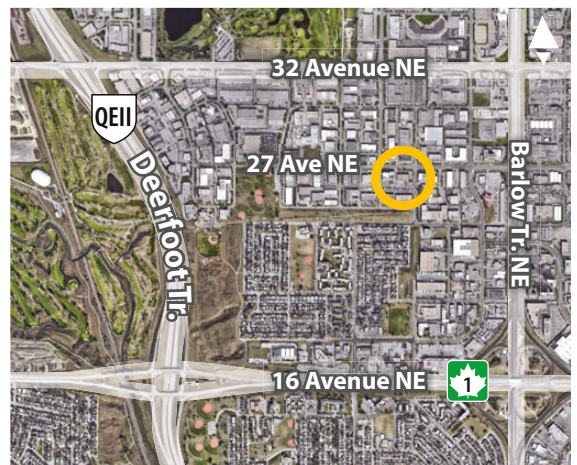


OFFICE / MEDICAL / RETAIL SPACE FOR LEASE

THE WINDFIRE BUILDING

2115 27 Avenue NE, Calgary

» Modern professionally maintained and managed building.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

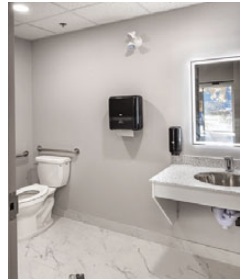
50 YEARS

1973-2023

- » Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.
- » Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Tr.
- » On bus route 32 direct to LRT.
- » Excellent amenities in the area.
- » Boulevard picnic area.
- » Elevator.



Pylon Signage available



LEASE INFORMATION

MUNICIPAL ADDRESS:
2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE
2,138 sq. ft. – Suite 15 (main floor).

- » Exposed ceiling
- » New base building condition.
- » Private washroom / Kitchen
- » 75' frontage on 21 Street NE.
- » Predominant signage.
- » Direct main floor access.
- » Dedicated drive through.
- » Build-to-suit option available.

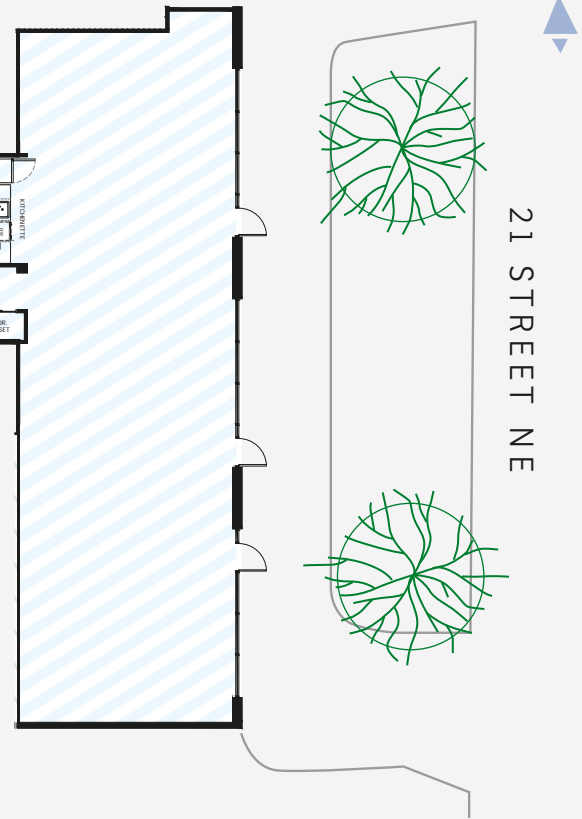
BASIC RENT: Market

OP. COSTS AND TAXES:
\$12.59 (est., 2024). Utilities included.

SUITE 15 (MAIN FLOOR)
2,138 SQ.FT.



Ideal for professional office, medical tenants or retail use.



NO CHARGE USE OF:

- » Boardroom for 8+ with presentation equipment.
- » Fully equipped service kitchen, with seating for 12.
- » Bike racks.
- » Showers, and change rooms.
- » Laundry room.

