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## Building Highlights



Windows facing south 33rd Ave. with excellent lighting throughout the space.



Prominent building signage available facing 33rd Ave. High traffic advertising!



2 storey walk up building. Mix of large offices and open plan, large welcoming reception as you enter the space.

## Lease Particulars

Suite 205 1,521 sf - **LEASED**

Suite 208 2,202 sf

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Op. Costs \$14.83 psf (est. 2024)

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Occupancy: Immediatey

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Parking: 2 reserved surface stalls  
2 unreserved surface stalls

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Parking Costs: \$75/stall/month - reserved  
Free of charge - unreserved

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Comments: Rare opportunity for office space in the heart of Marda Loop!

With over 190 shops, restaurants and services, Marda Loop is a very walkable shopping & dining district in the heart of Southwest Calgary.

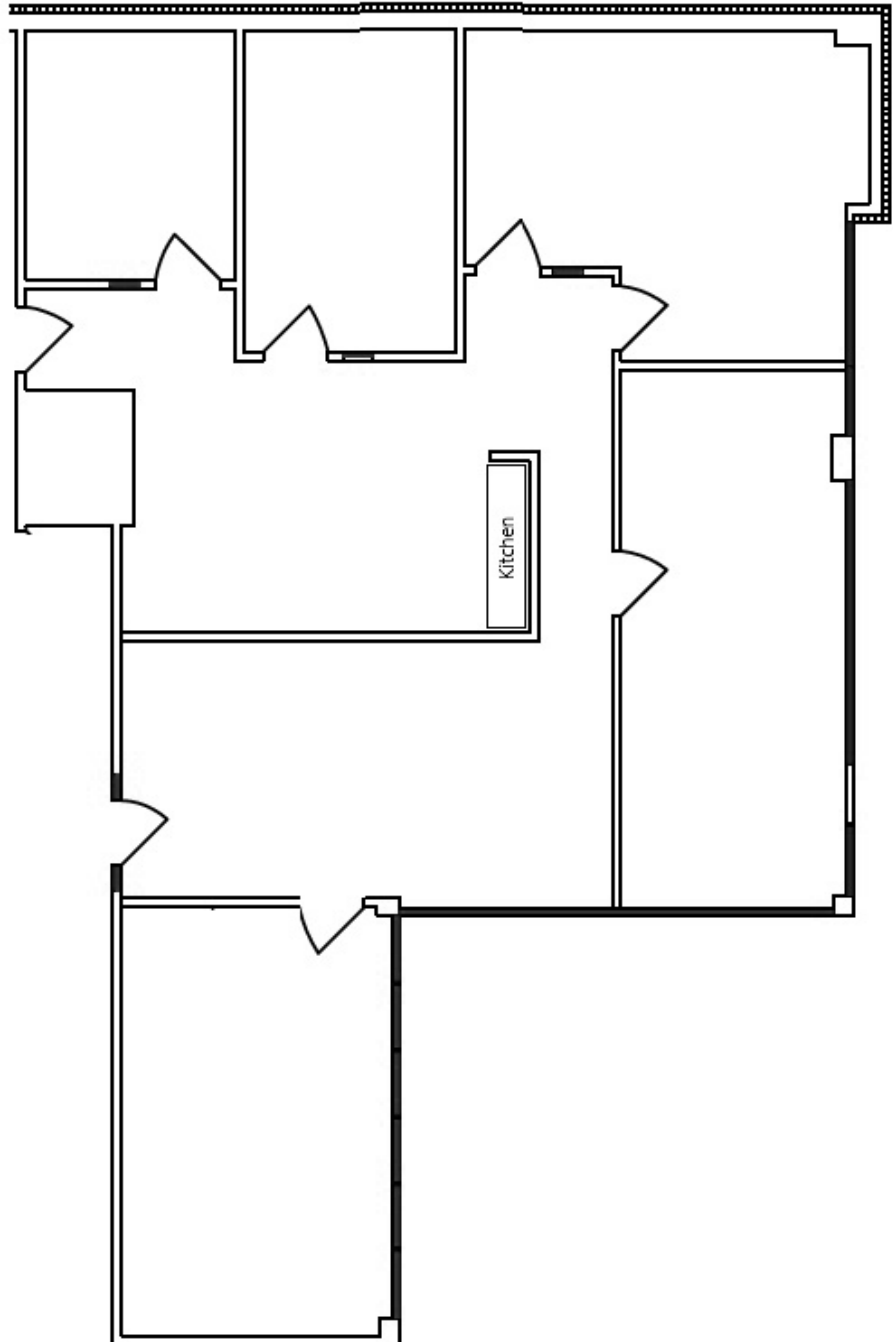
Quick and easy access to Crowchild Trail, allowing for immediate access to the Downtown Core, NW, and Glenmore Trail

# Move-in ready



## Suite 208 2,202 sf

- 4 Offices
- Reception
- Boardroom
- Storage Room
- Server Room





## Get more info.

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