



**2,806+/- SQFT | OFFICE INTENSIVE UNIT**

## Bay 4, 2135 32 Avenue NE Calgary, AB

- Excellent location, situated on 32nd Avenue NE and 19th Street NE, offering high visibility and accessibility.
- Easy access to major public transportation routes.
- Plenty of scramble parking
- Drive-in Loading
- Zoning I-C (Industrial Commercial)

Available Area: 2,806+/- SQ FT

Power: 100 amp (TBV)

Ceiling Height: 14'

Loading: 1 drive-in door (12' x 14')

**Lease Rate: Market**

**Op Costs: \$5.99 (2024) + 6% Mgmt Fee**

Availability: December 1, 2023

Zoning: Industrial Commercial (I-C)

District: South Airways

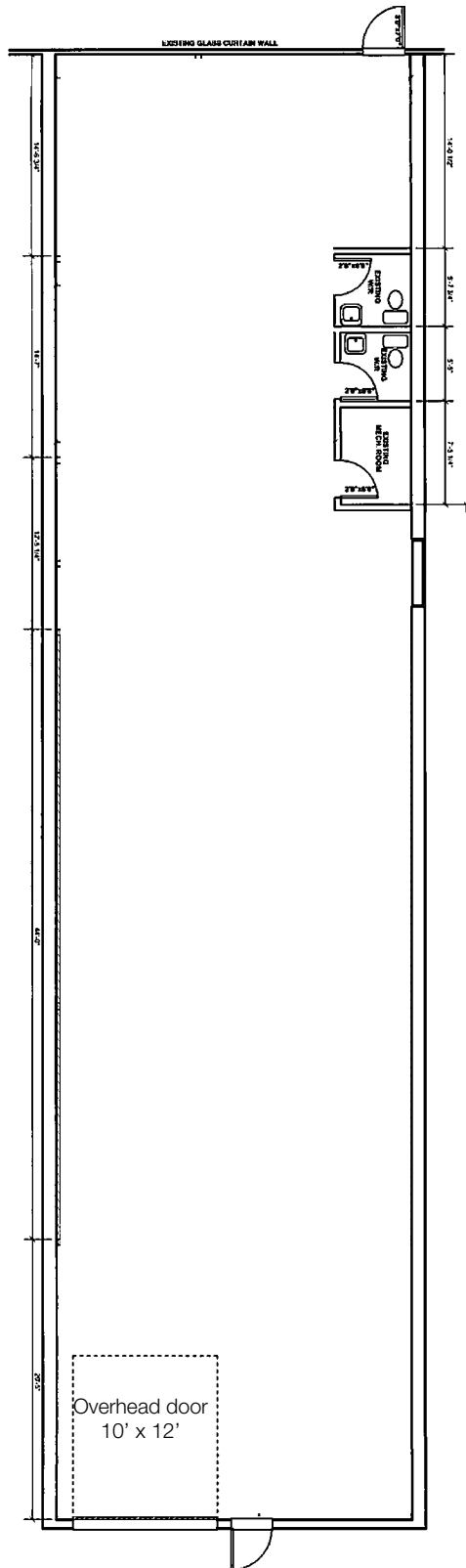
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**FLOOR PLAN\***



\* All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

