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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

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

Occupancy: Immediatey

Parking: 2 reserved surface stalls
 2 unreserved surface stalls

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

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.

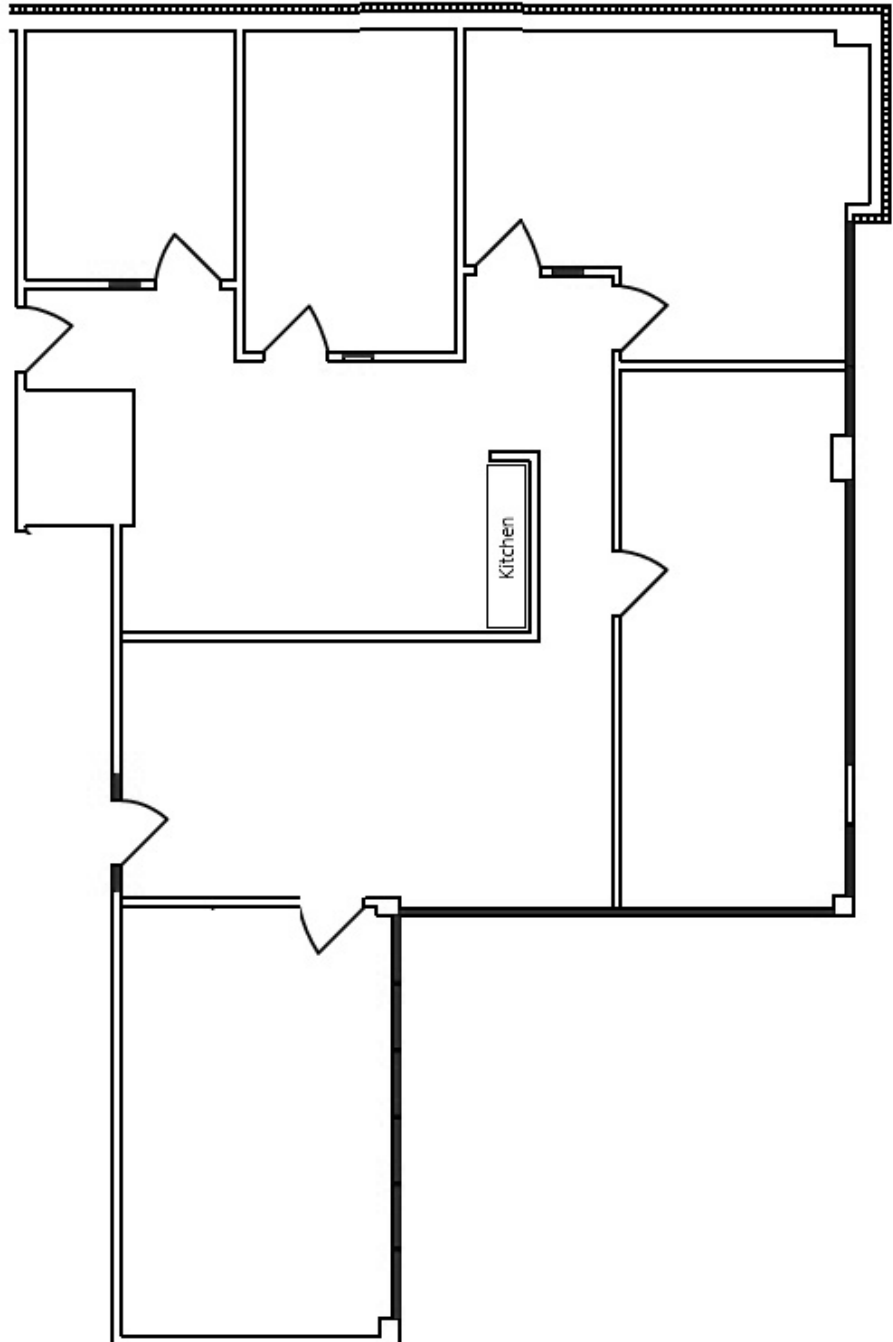
Quick and easy access to Crowchild Trail, allowing for immediate access to the Downtown Core, NW, and Glenmore Trail

Move-in ready



Suite 208 2,202 sf

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





Get more info.

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