

2115

3,120 sf

Bay 1

1980's
RENT

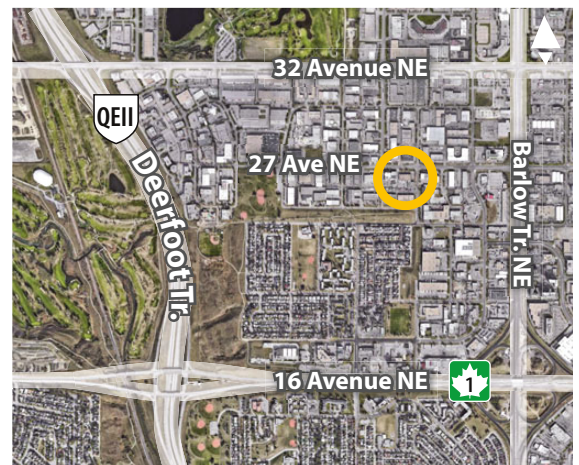


INDUSTRIAL BAY FOR LEASE

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



BUILDING INFORMATION

- » 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.

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.



LEASE INFORMATION

MUNICIPAL ADDRESS: 2115 27 Avenue NE, Calgary

ZONING: IG Industrial General

AVAILABLE FOR LEASE

Bay 1: 2,510 sq. ft. – warehouse and office
610 sq. ft. – second floor office

TOTAL RENTABLE: 3,120 sq. ft.
Plus 275 sq. ft. mezzanine (no charge)

BAY DIMENSIONS: 25'x100'

LOADING: Grade. 12'x14' door

ELECTRICAL: 200 Amps (TBV)

AVAILABILITY: November 1, 2024

BASIC RENT: Market

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

BAY 1
3,120 SQ.FT.

