

Completely renovated

2,138 sf

Suite 15

1980's  
**RENT**

SIGNAGE

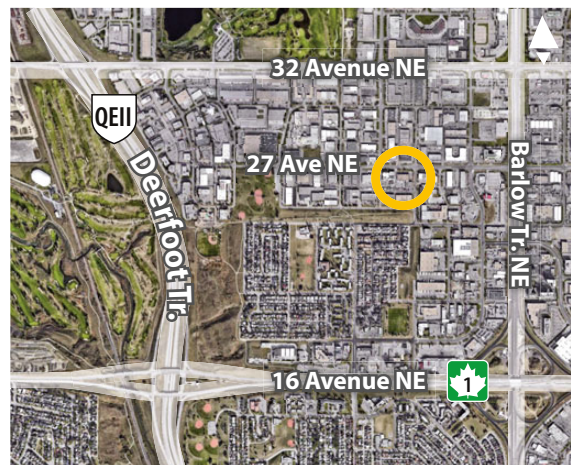


## OFFICE / MEDICAL / RETAIL SPACE FOR LEASE

# 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.

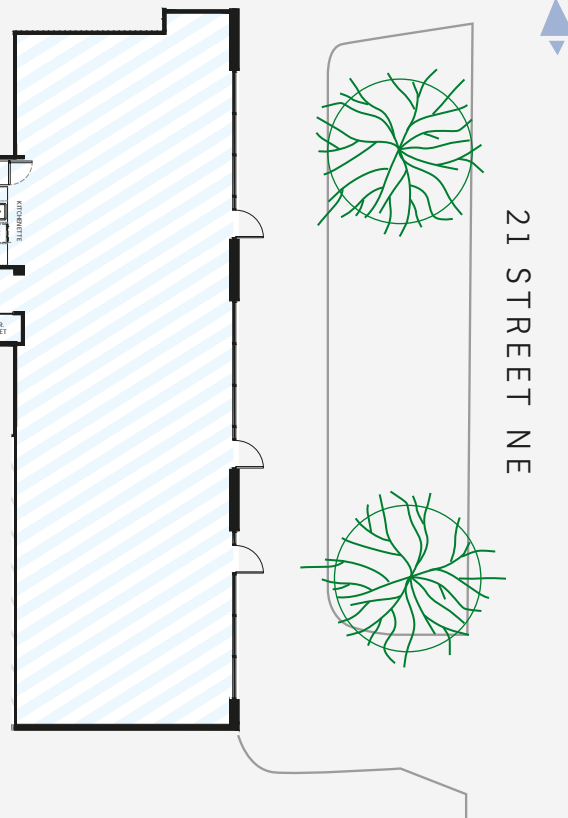
BASIC RENT: Market

OP. COSTS AND TAXES:  
\$11.21 (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.

