

Aggressive Rental Rate

4,526 sf – 8,938 sf  
(Plus 1,688 sq. ft. patio)

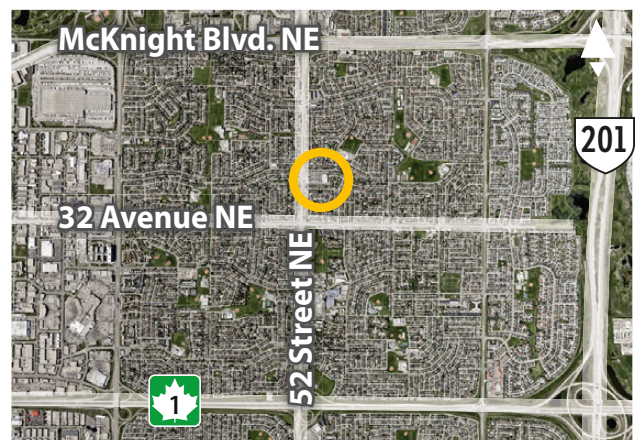
C/L



## DAYCARE SPACE FOR LEASE

**Temple Crossing**  
5401 Temple Dr. NE, Calgary

» Located on 52 Street NE which provides excellent access to major traffic arteries.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray Ion, ASSOCIATE**  
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mion@barclaystreet.com

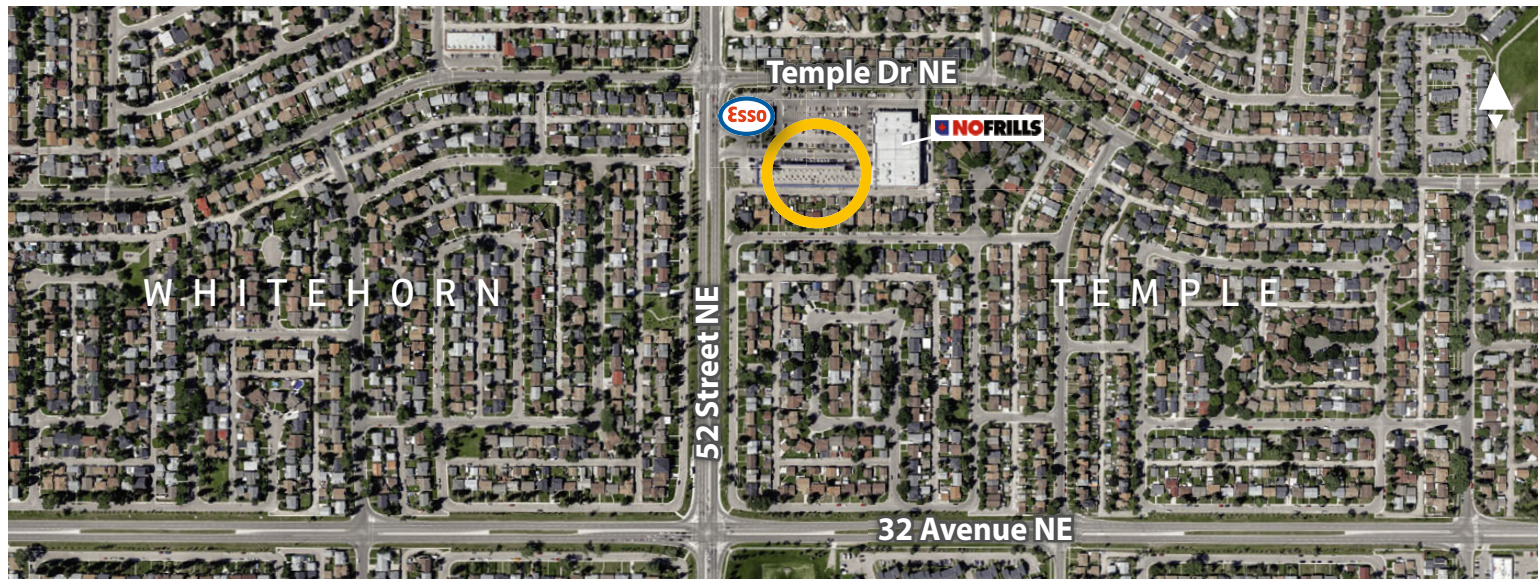
**BARCLAY  
STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

**50**  
YEARS  
1973-2023





- » 2-storey well-established multi-tenant building.
- » Elevator access.
- » Excellent access to 32 Avenue NE, McKnight Blvd. NE, Trans-Canada Hwy via 52 Street NE.
- » Many amenities in the building including No Frills and Dollarama.

## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
5401 Temple Dr. NE, Calgary

**AVAILABLE FOR LEASE:**

**SECOND FLOOR:**

- » 1,871 sq. ft. – Suite 216 **C/L**
  - » 2,541 sq. ft. – Suite 226 **C/L**
  - » 4,526 sq. ft. – Suite 232 **C/L**
- 8,938 sq. ft.  
(Plus 1,688 sq. ft. patio)

**AVAILABILITY:** Immediate

**PARKING:**

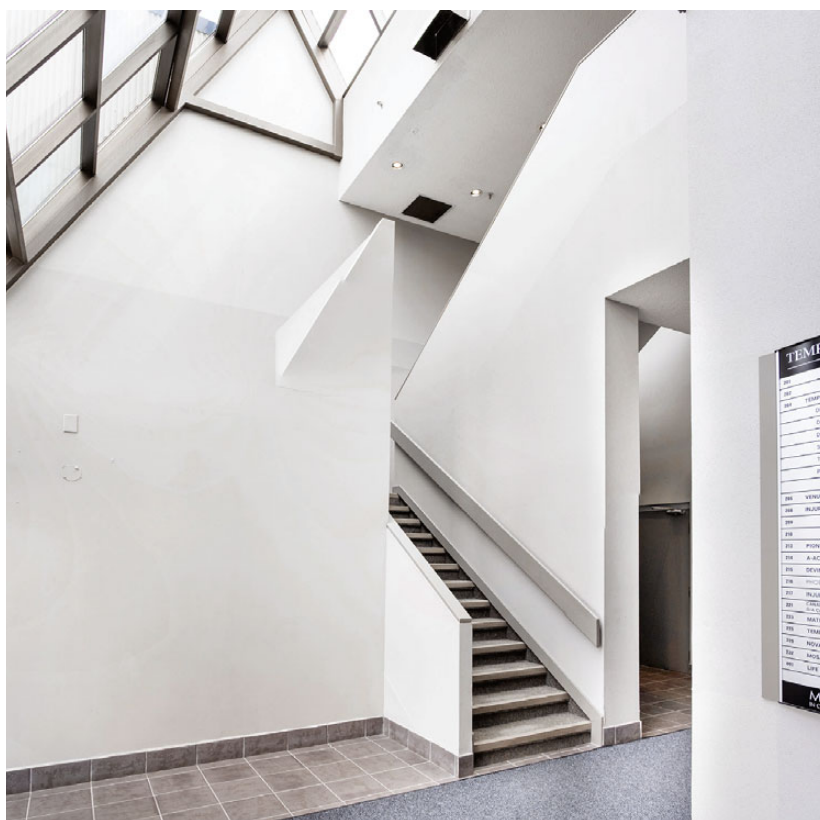
Ample surface. Underground/Covered parking available

**OP. COSTS AND TAXES:**

\$17.05 (est.). Utilities included

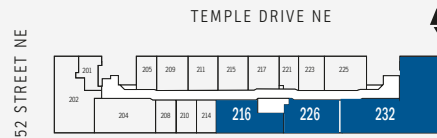
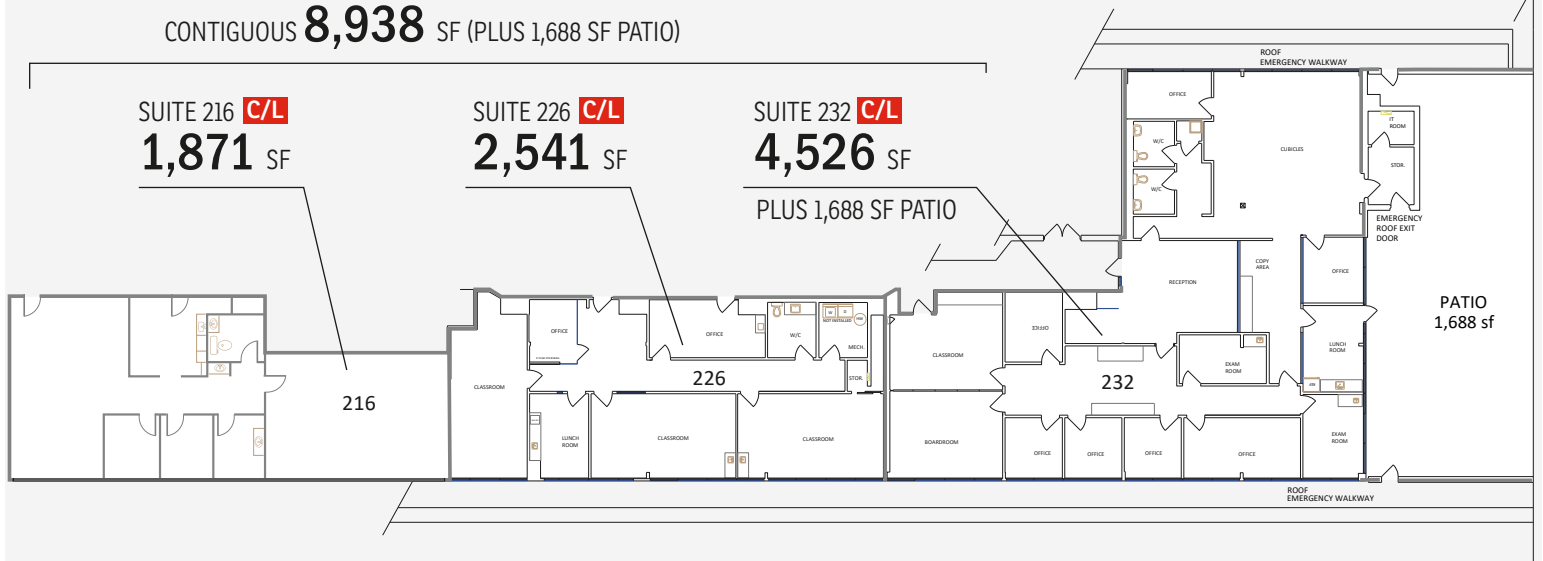
**LEASE RATE:**

Aggressive rental rate





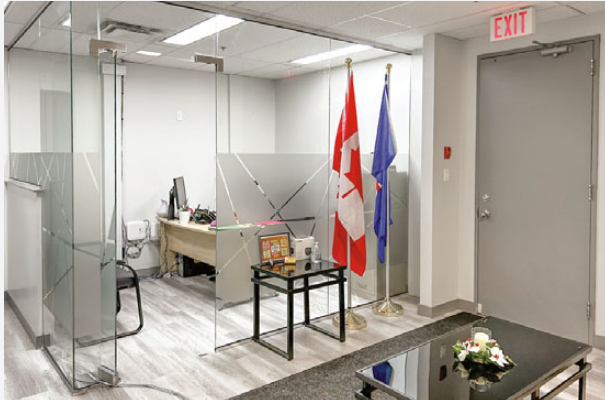
CONTIGUOUS **8,938** SF (PLUS 1,688 SF PATIO)



SUITE 232 **C/L**  
**4,526** SF  
PLUS 1,688 SF PATIO



SUITE 226 **C/L**  
**2,541** SF



SUITE 216 **C/L**  
**1,871** SF



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