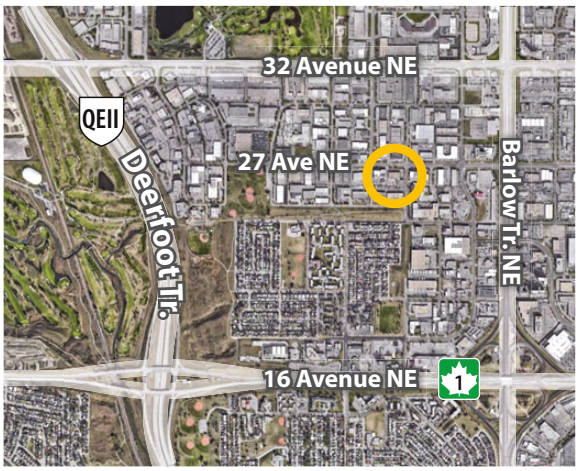
**1,200 sf**
Suite 13E (2nd fl.)

**600 sf**
Suite 3A (2nd fl.)

# OFFICE 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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mion@barclaystreet.com

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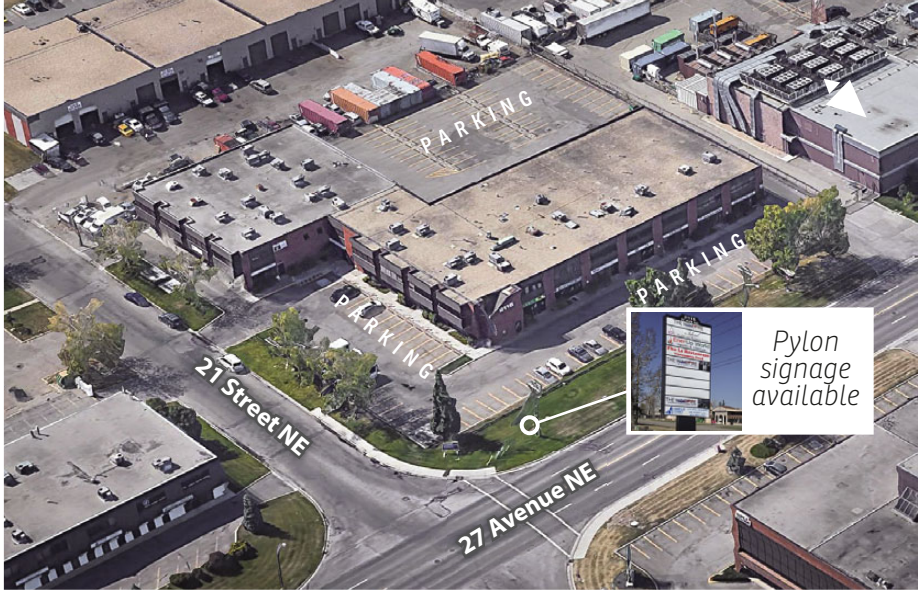
BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city

- 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

ADDRESS: 2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE:

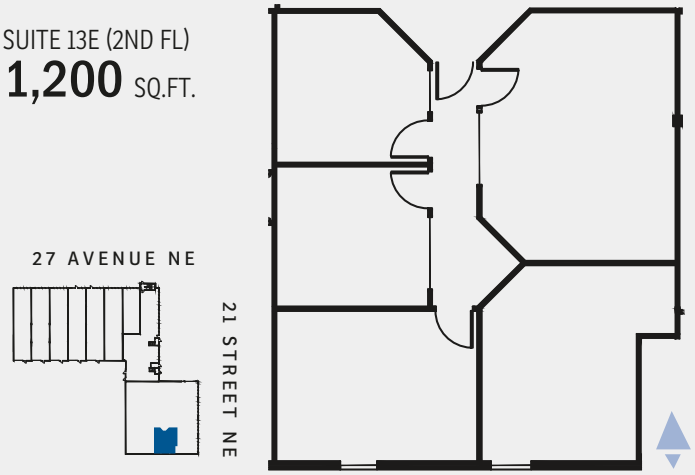
- 1,200 sq. ft. – Suite 13E (2nd floor)
  - AVAILABILITY: Immediate
  - GROSS RENT: $2,200/mo + GST. Utilities included.
- 600 sq. ft. – Suite 3A (2nd floor)
  - AVAILABILITY: Immediate
  - BASIC RENT: $13.00 per sq. ft.
  - OP. COSTS AND TAXES:

| | | |
|---|---|---|
| Op. Costs: | $9.84 | Total: $13.04 (est., 2026). |
| Taxes: | $3.02 | Utilities included. |

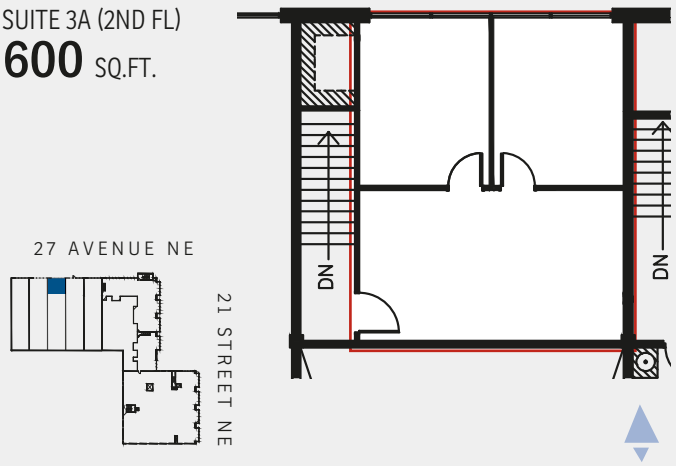
## NO CHARGE USE OF:

- Boardroom for 8+ with presentation equipment.
- Fully equipped service kitchen, with seating for 12.
- Bike racks.
- Showers, and change rooms.
- Laundry room.

SUITE 13E (2ND FL)
**1,200** SQ.FT.




SUITE 3A (2ND FL)
**600** SQ.FT.

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