



Office / Flex / Storage

2,700 – 3,850 sf

Unit 14 (main fl.)

Office / Retail / Service

1,150 sf

Suite 14A (main fl.)

Office

737 sf

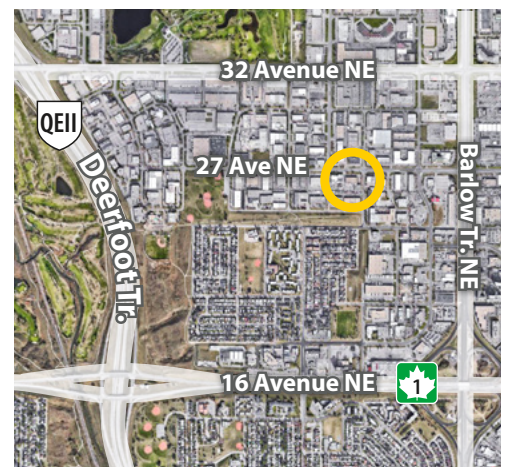
Suite 6A (2nd fl.)

OFFICE / RETAIL / FLEX / STORAGE 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

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » 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



Pylon signage available

LEASE INFORMATION

ADDRESS: 2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE:

OFFICE / FLEX / STORAGE:

- 2,700 – 3,850 sq. ft. – Unit 14 (main floor)

AVAILABILITY: Immediate

IMPROVEMENTS: Negotiable

GROSS RENT: Available

OFFICE / RETAIL / SERVICE:

- 1,150 sq. ft. – Suite 14A (main floor)

AVAILABILITY: Immediate

IMPROVEMENTS: Negotiable

BASIC RENT: \$16.00 per sq. ft.

OP. COSTS AND TAXES:

\$12.26 per sq. ft. Utilities included.

OFFICE:

- 737 sq. ft. – Suite 6A (2nd floor)

AVAILABILITY: Immediate

BASIC RENT: \$13.00 per sq. ft.

OP. COSTS AND TAXES:

\$12.26 per sq. ft. 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 14 (MAIN FLOOR)

OFFICE / FLEX / STORAGE

2,700 – 3,850 SQ.FT.

- Can be converted to economical storage space.
- Gross Rent available.
- Available immediately.
- New LED lighting.
- Improvements negotiable
- Separate washrooms within premises.
- Ample street parking.

Ideal for:



DANCE
STUDIO



COMMUNITY
GROUPS

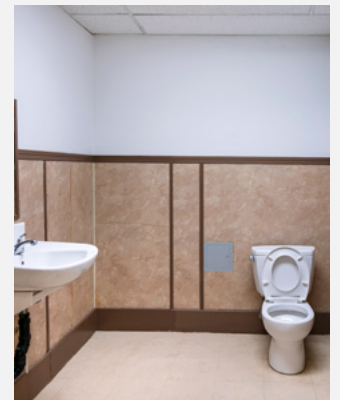
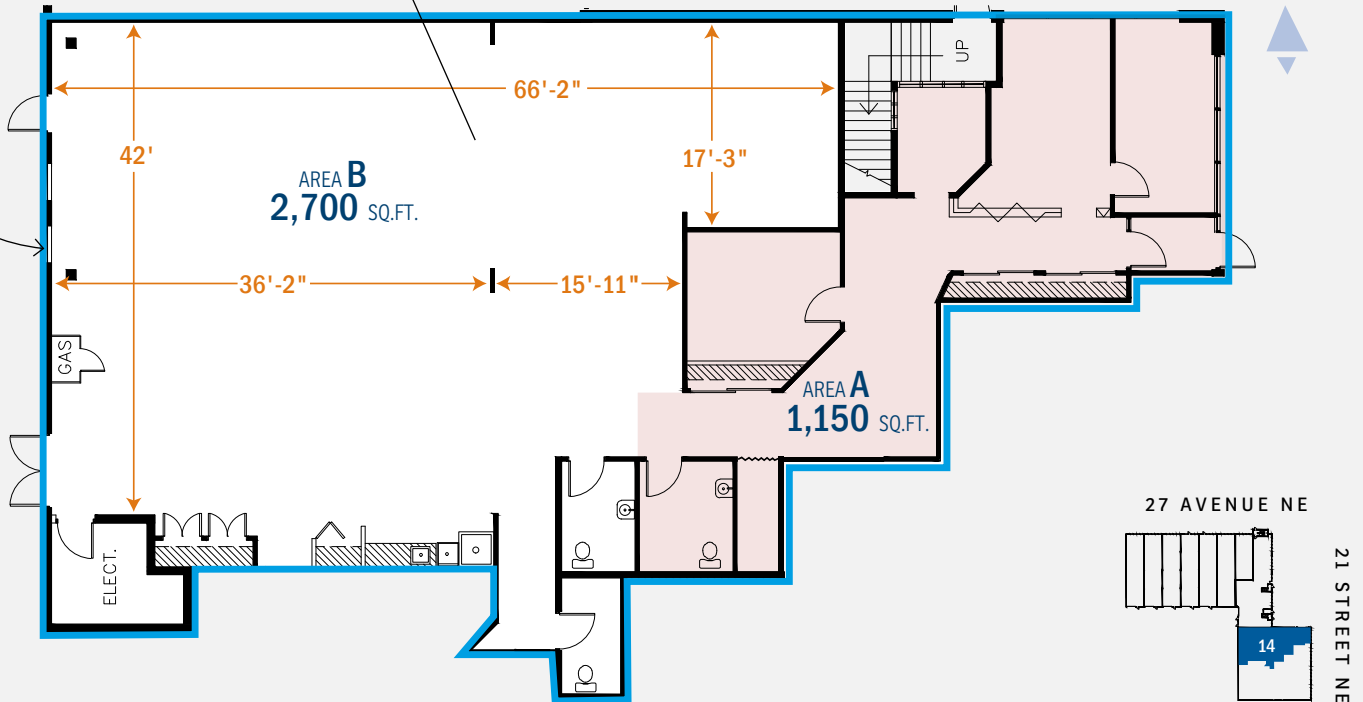


NOT-FOR-
PROFIT



MARTIAL
ARTS

New 8'6" x 8'
roller shutter

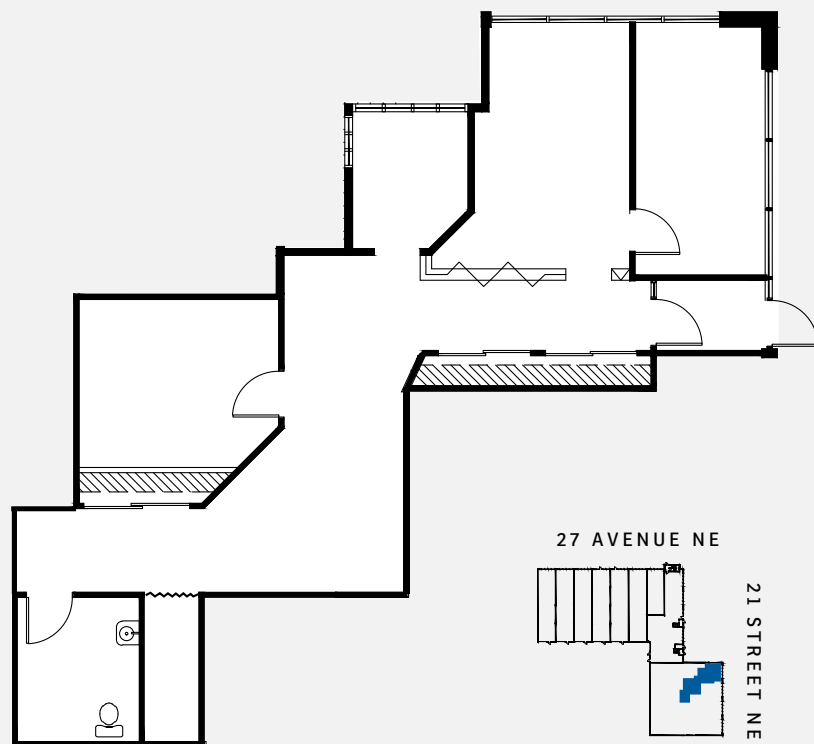


SUITE 14A (MAIN FLOOR) **OFFICE / RETAIL / SERVICE**

1,150 SQ.FT.

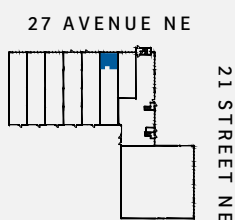
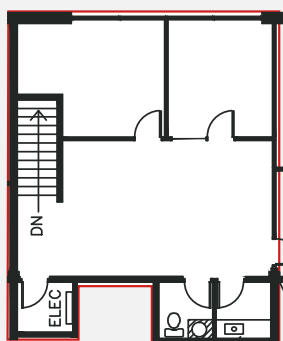


- Improvements negotiable
- Private washroom
- Facia and pylon signage opportunity
- Basic rent: \$16.00 per sq. ft.
- Op. costs and taxes: \$12.26 per sq. ft.
- Utilities included.
- Available immediately.



SUITE 6A (2ND FLOOR) **OFFICE**

737 SQ.FT.



- As is.
- Basic rent: \$13.00 per sq. ft.
- Op. costs and taxes: \$12.26 per sq. ft.
- Utilities included.
- Available immediately.



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REAL ESTATE
LOCAL EXPERTISE MATTERS

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REAL ESTATE SERVICES

