

For Lease | Second Floor Office

1135 - 64 Avenue SE

Calgary, Alberta

Only 2 remaining second floor office suites available!



Connor Khademazad

Associate

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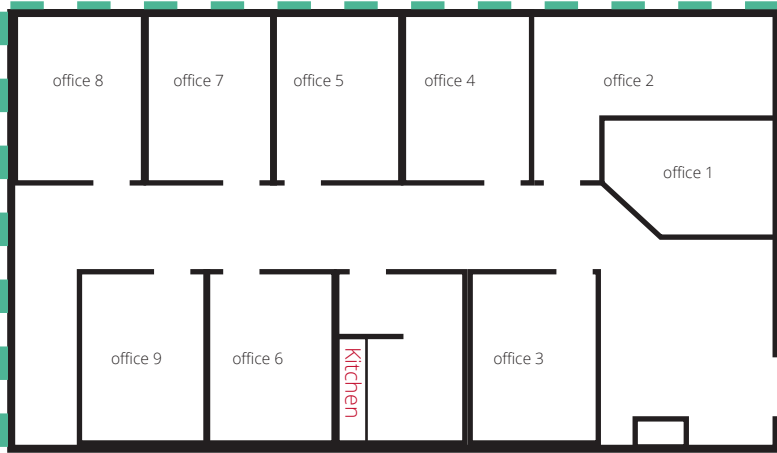
Allan Zivot

Principal

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**AVISON
YOUNG**



not drawn to scale



Suite 201 particulars







- 9 existing built out offices
- kitchen / staff room
- LED lighting, carpet, and paint upgrades
- ample natural light into the space
- common washrooms
- recent common area upgrades

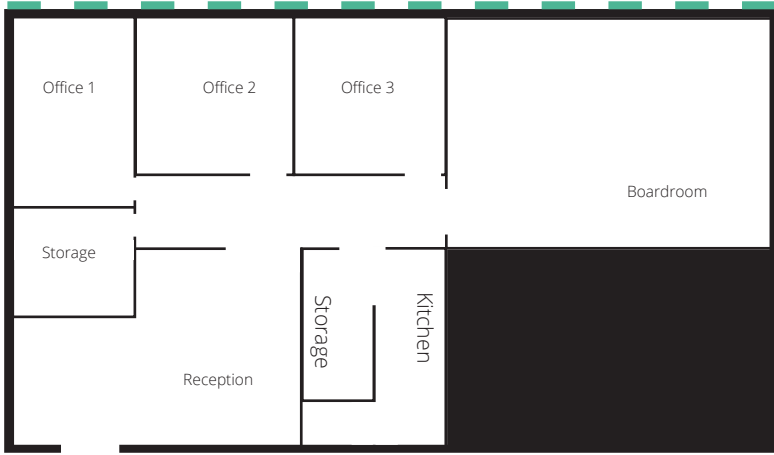
Particulars

Available:	Unit 201 - 2,275 sf
Net Rent:	Market
Op. Costs & Taxes:	\$14.20 psf (2026)
TI Allowance:	Negotiable
Available:	Immediately
Term:	3 - 10 year
Parking:	Random, abundant double row parking Free street parking available



Highlights

-  High quality built out space in sought-after south-central market
-  Upgraded second floor common washrooms and hallways
-  LED Lighting Upgrades
-  Existing office intensive layout
-  Direct exposure to Glenmore Trail and 11 Street SE
-  Excellent proximity to Deerfoot Meadows



not drawn to scale









Suite 203 particulars

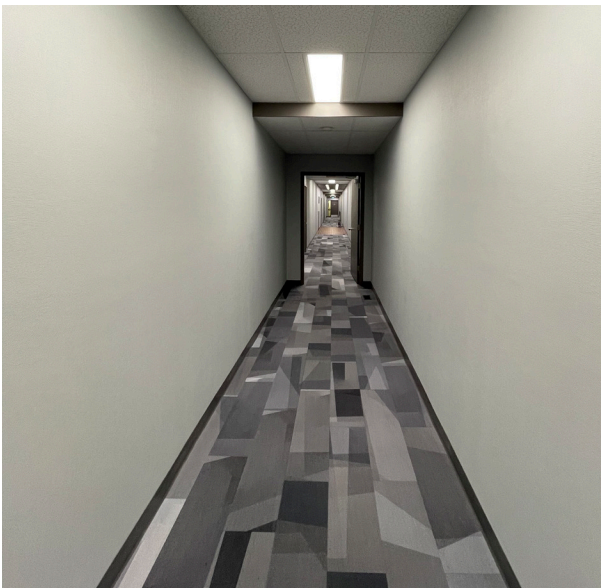
- 3 existing built out offices
- kitchen / staff room
- 1 large boardroom
- ample natural light into the space
- common washrooms
- recent common area upgrades

Particulars

Available:	Unit 203 - 1,684 sf
Net Rent:	Market
Op. Costs & Taxes:	\$13.58 psf (2025)
TI Allowance:	Negotiable
Available:	November 1, 2025
Term:	3 - 10 year
Parking:	Random, abundant double row parking Free street parking available

Highlights

-  High quality built out space in sought-after south-central market
-  Upgraded second floor common washrooms and hallways
-  LED Lighting Upgrades
-  Existing office intensive layout
-  Direct exposure to Glenmore Trail and 11 Street SE
-  Excellent proximity to Deerfoot Meadows





Get more info.

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