



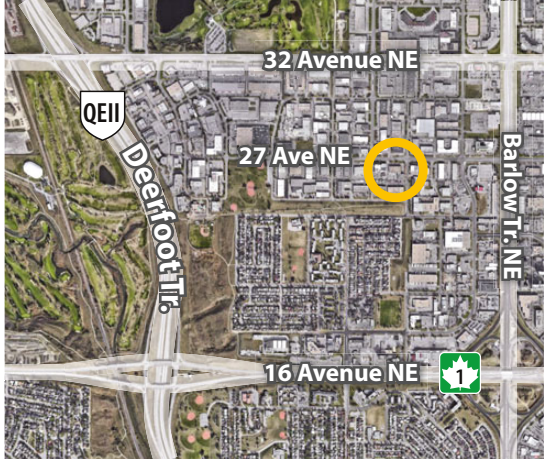
600 sf
Suite 3A (2nd fl.)

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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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



LEASE INFORMATION

ADDRESS: 2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE:

OFFICE:

600 sq. ft. – Suite 3A (2nd floor)

AVAILABILITY: On 30-day notice

BASIC RENT: \$13.00 per sq. ft.

OP. COSTS AND TAXES:

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

NO CHARGE USE OF:



Boardroom for 8+ with presentation equipment.



Fully equipped service kitchen, with seating for 12.



Bike racks.



Showers, and change rooms.

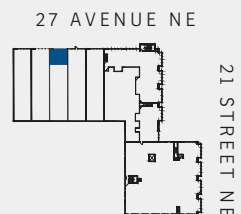
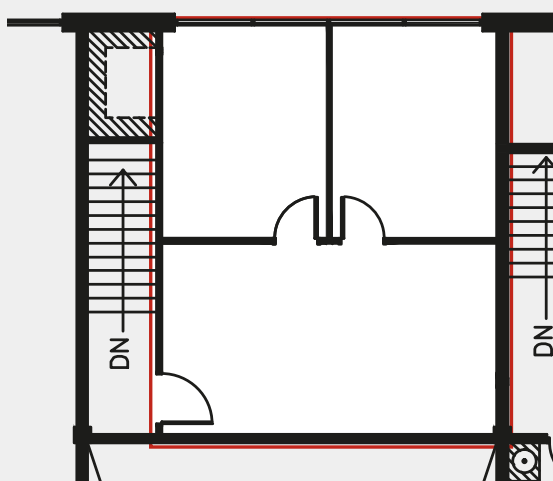


Laundry room.



SUITE 3A (2ND FLOOR) **OFFICE**

600 SQ.FT.



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LOCAL EXPERTISE MATTERS