

HIGH QUALITY OFFICE BUILDOUT

// ± 4,446 SF



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VIRTUAL TOUR

FOR SUBLEASE

STOCKMAN CENTRE

2116 - 27 Avenue NE, Suite 345, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS



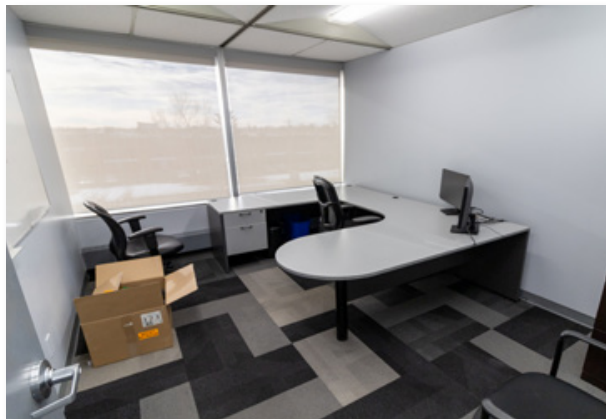
- High quality office buildout
- Reception area, 8 private offices, boardroom, IT room, well appointed kitchen, and bright bullpen area
- Furniture owned by building owner, availability is negotiable
- 11 free surface parking stalls
- Additional underground parking stalls available at \$75/month/month/stall
- Sublease term is December 30th, 2025; headlease extension available
- Telus and Shaw available
- Solar panels installed on building
- Close proximity to 32 Avenue NE, Barlow Trail NE and Deerfoot Trail NE

PROPERTY OVERVIEW

Address:	2116 - 27 Avenue NE, Suite 345
District:	South Airways Industrial
Total Square Footage:	4,446 SF
Parking	11 Stalls (1 stall per 388 SF) Additional underground stalls available at \$75/month/stall
Sublease Term:	December 30, 2025 *Headlease wrap negotiable
Operating Costs (2023/2024):	\$11.14 PSF
Sublease Rate:	Contact Agent
Availability:	30 Days



PROPERTY PICTURES // 2116 - 27 Avenue NE, Suite 345



Office Features:

- Front reception
- 8 private offices
- 1 boardroom
- IT room
- Kitchenette
- Bullpen area



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LOCATION

Located in Northeast Calgary, South Airways Industrial district, with convenient access to major thoroughfares such as 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE.

Abundance of amenities located by 32 Avenue NE; various of restaurants, cafes, retail shops, and hotels. Walking distance to bus routes on 27 Avenue NE.



Drive Times:

32 Avenue NE: **1 minutes**

Deerfoot Trail NE: **3 minutes**

Downtown Calgary **12 minutes**

Calgary Airport: **12 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to 32 Avenue NE and Deerfoot Trail NE



Bus Routes on 27 Avenue NE



Ample of restaurants & fast food



Retail Shops, Shopping and hotels nearby

FLOOR PLAN



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