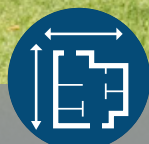


FOR LEASE WIRELESS BUILDING

1530 - 27 AVENUE NE, SUITE 201
CALGARY, AB

CDNGLOBAL[®]

12,943 SF 2ND FLOOR OFFICE SPACE
Ample private offices & open concept



12,943 SF

SQUARE FOOTAGE



**AMPLE OFFICES
& OPEN CONCEPT**
OFFICE LAYOUT



AMPLE PARKING

PARKING LAYOUT



32 AVE NE & DEERFOOT TR. NE

MAJOR TRAFFIC ARTERIES



IMMEDIATELY

AVAILABILITY

LEAD BROKER



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WIRELESS BUILDING

1530 - 27 Avenue NE, Suite 201



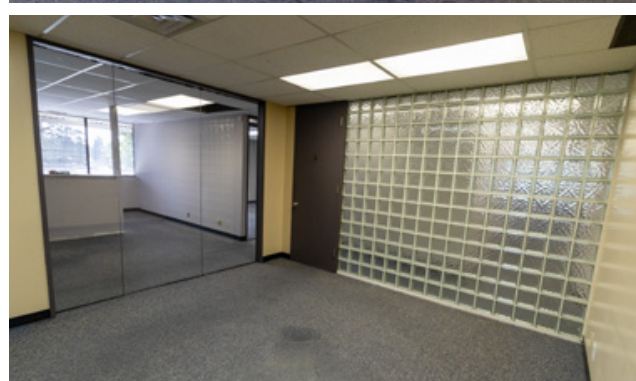
PROPERTY HIGHLIGHTS

- Second floor office space at McCall Industrial Park
- Large reception area on main floor, 23 private offices at various sizes, multiple open concept areas, and men's and women's washrooms
- Ample reserved parking
- Utilities included in operating costs
- Bus transportation on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and 38)
- Walking distance to cafes, restaurants, public parks and many other amenities
- Tenant improvements negotiable
- Close proximity to 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE

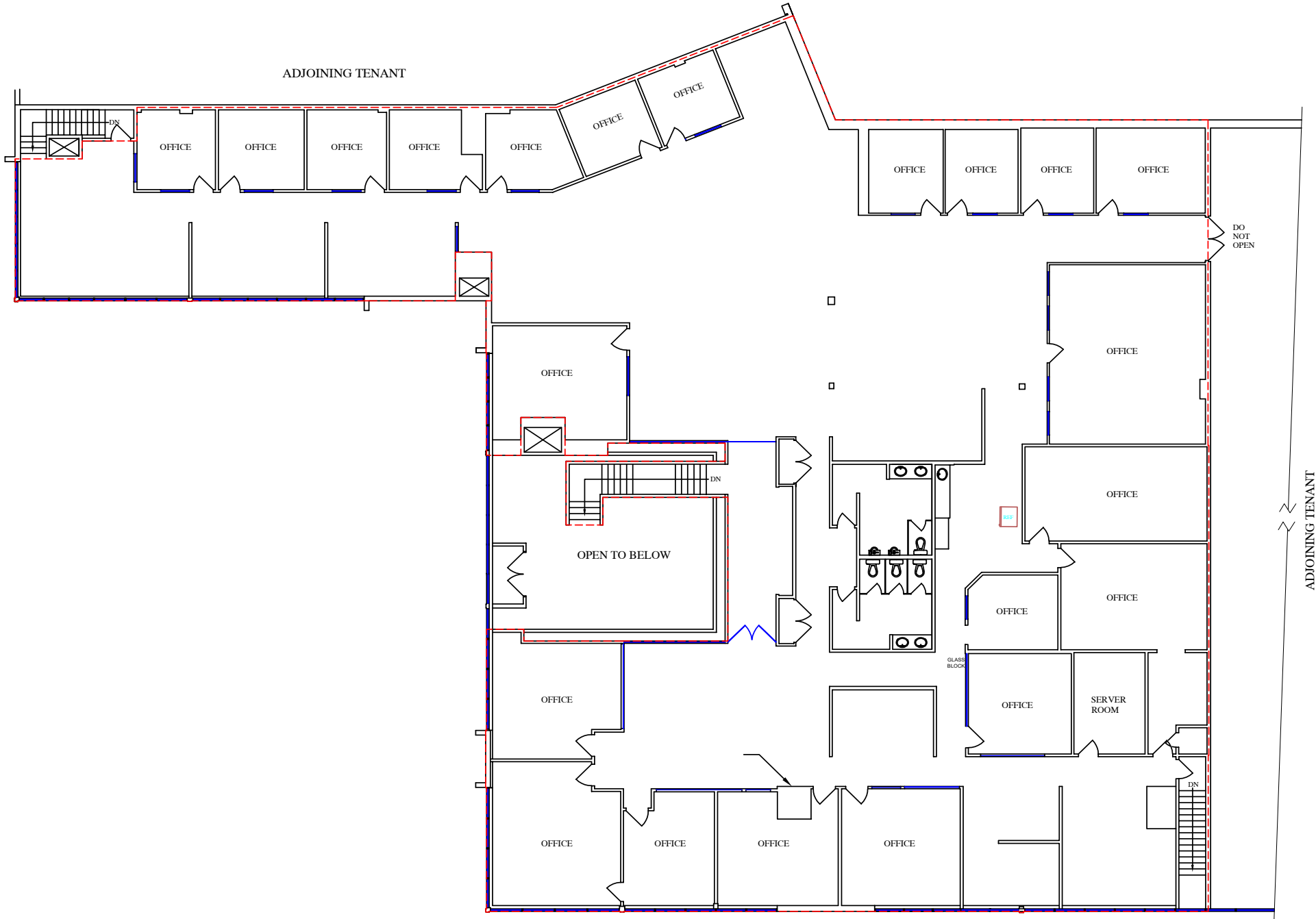
PROPERTY OVERVIEW

- **ZONING:** I-G (Industrial General)
- **DISTRICT:** South Airways Industrial
- **SQUARE FOOTAGE:** 12,943 SF
- **PARKING:** Ample reserved parking
- **LEASE RATE:** Market
- **OPERATING COSTS (EST. 2023):** \$7.84 PSF
*Utilities included
- **AVAILABILITY:** Immediate





FLOOR PLAN



LOCATION



CDNGLOBAL

LEAD BROKER



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