

FREESTANDING OFFICE BUILDING

// 15,261 SF on 0.75 Acres

# FOR SALE / LEASE

**2222 - 30 Avenue NE, Calgary, AB**



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**VIRTUAL TOUR**

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# PROPERTY HIGHLIGHTS



- 15,261 Northeast office/flex building
- C-COR 3 Zoning
- Main floor consisting multiple private offices, lab space, and small warehouse component at rear
- Second floor comprised with 1 perimeter offices, 6 interior offices, boardroom, and large open concept areas
- Second floor also has a large open area for file storage, additional office building, or recreational area
- Close proximity to 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE

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## PROPERTY OVERVIEW

<b>Address:</b>	2222 - 30 Avenue NE
<b>District:</b>	South Airways Industrial
<b>Zoning:</b>	C-COR3f1.0h12
<b>Year Built:</b>	1986
<b>Total Square Footage:</b>	15,261 SF
<b>Main Floor:</b>	4,866 SF
<b>Second Floor:</b>	4,809 SF
<b>Lab Space:</b>	2,249 SF
<b>Main Floor Warehouse:</b>	996 SF
<b>Second Floor Storage:</b>	2,341 SF
<b>Site Area:</b>	0.75 Acres
<b>Clear Height:</b>	16' (TBV)
<b>Loading:</b>	1 Drive-in doors
<b>Power:</b>	400 Amps, 120/208 Volt
<b>Parking:</b>	17 Stalls
<b>Operating Costs (2024):</b>	\$6.25 PSF
<b>Lease Rate:</b>	\$12.00 PSF
<b>Sale Price:</b>	\$3,800,000.00
<b>Availability:</b>	Immediate



# PROPERTY PICTURES // 2222 - 30 Street NE

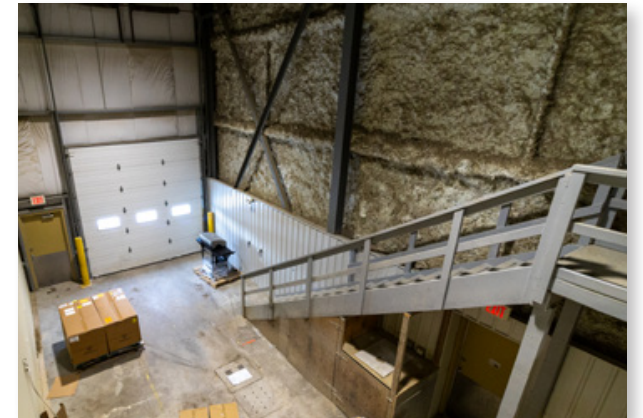


## Main Floor Features:

- 18 private offices, meeting boardrooms, reception, washrooms, lab area, and small warehouse area

## Second Floor Features:

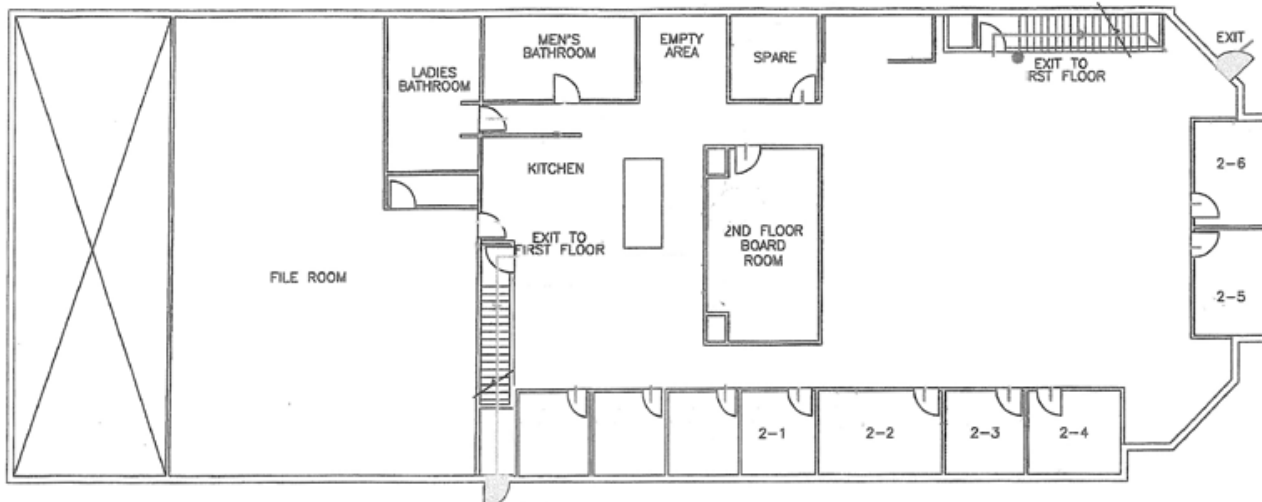
- Large open area for file storage, 6 private offices, additional office building, or recreational area



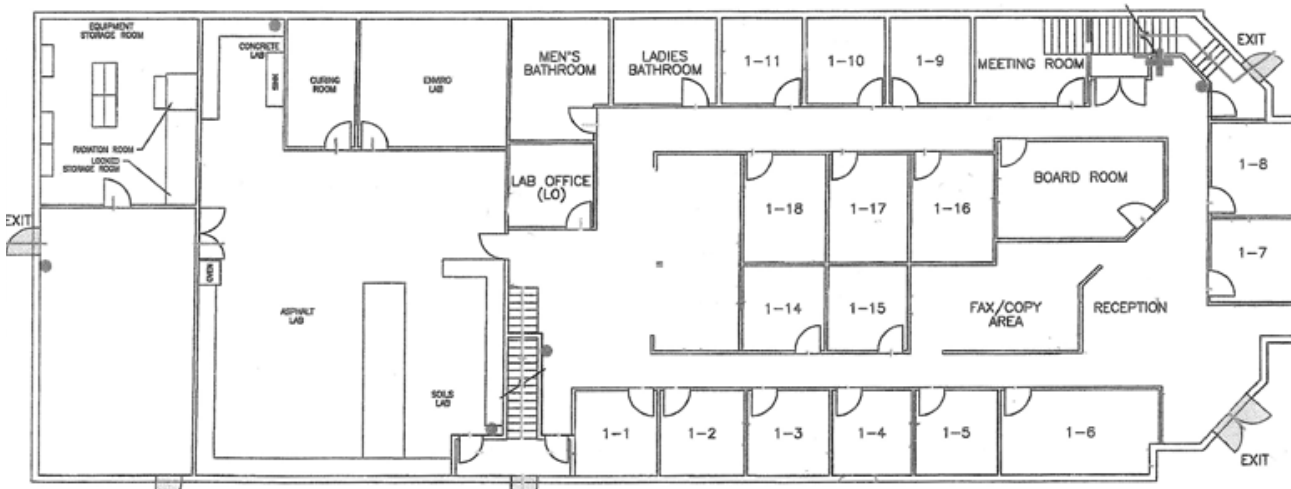


# FLOOR PLAN

## SECOND FLOOR



## MAIN FLOOR



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