

FOR LEASE

4,149 Sq. Ft. (+/-)

Contiguous

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5824 - 2 Street SW, Calgary, AB

PRIME LOCATION OFFICE SPACE

Property Highlights

- Proximity to all amenities of Chinook Centre
- 4 Blocks to Chinook LRT station
- Easy access to downtown, Glenmore, and Deerfoot Trail
- 3 Private terraces exclusive to the 3rd floor
- Unique full floor opportunity
- Prominent building signage is available
- SW exposure with abundant natural light
- Common area and 2nd-floor show suite renovations completed



780.930.8180



www.lizotterealestate.com



#300 222 58 Ave. S.W.
Calgary, AB T2H 2S3



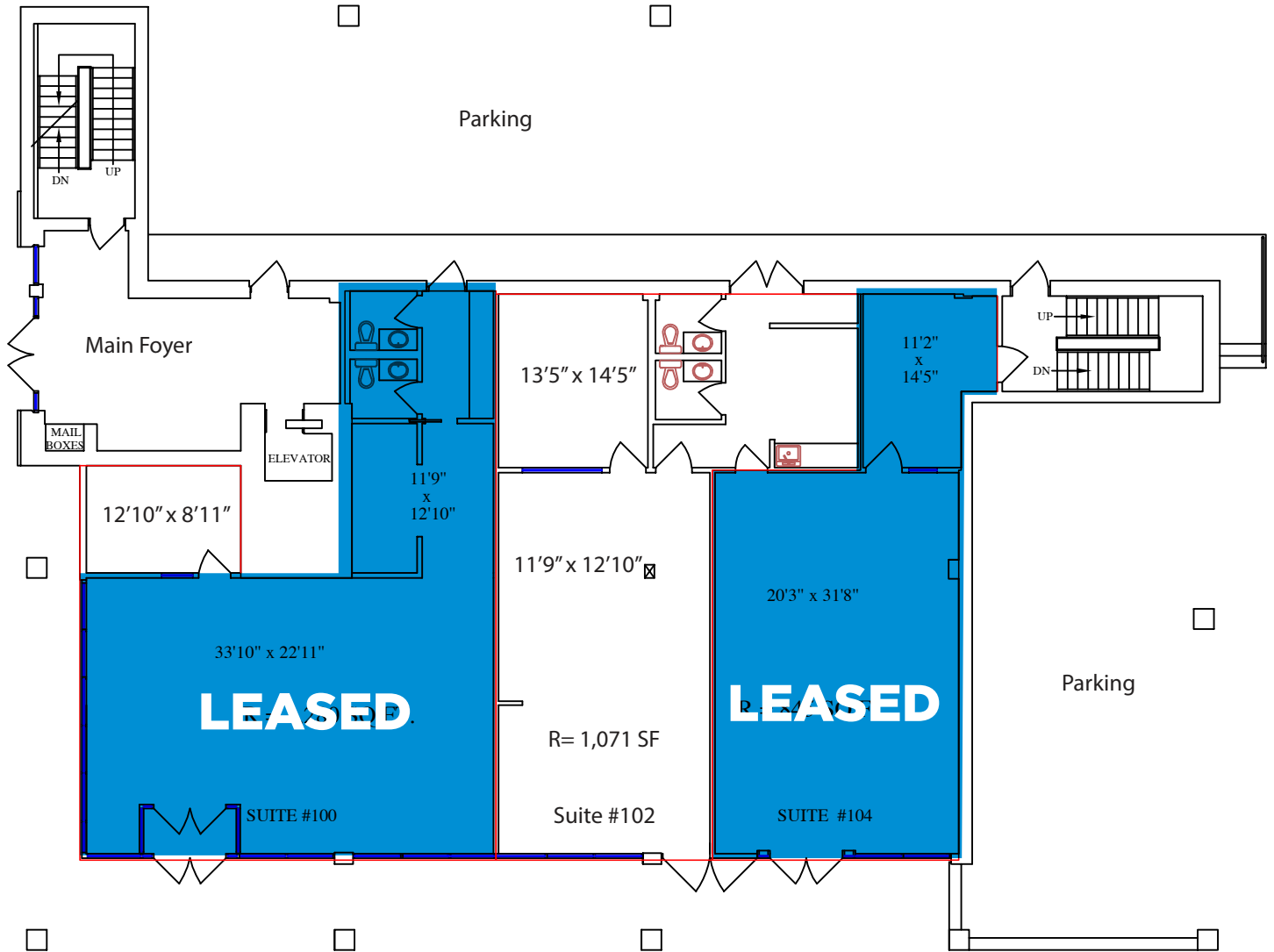
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PRIME LOCATION OFFICE SPACE

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Main Floor Plan

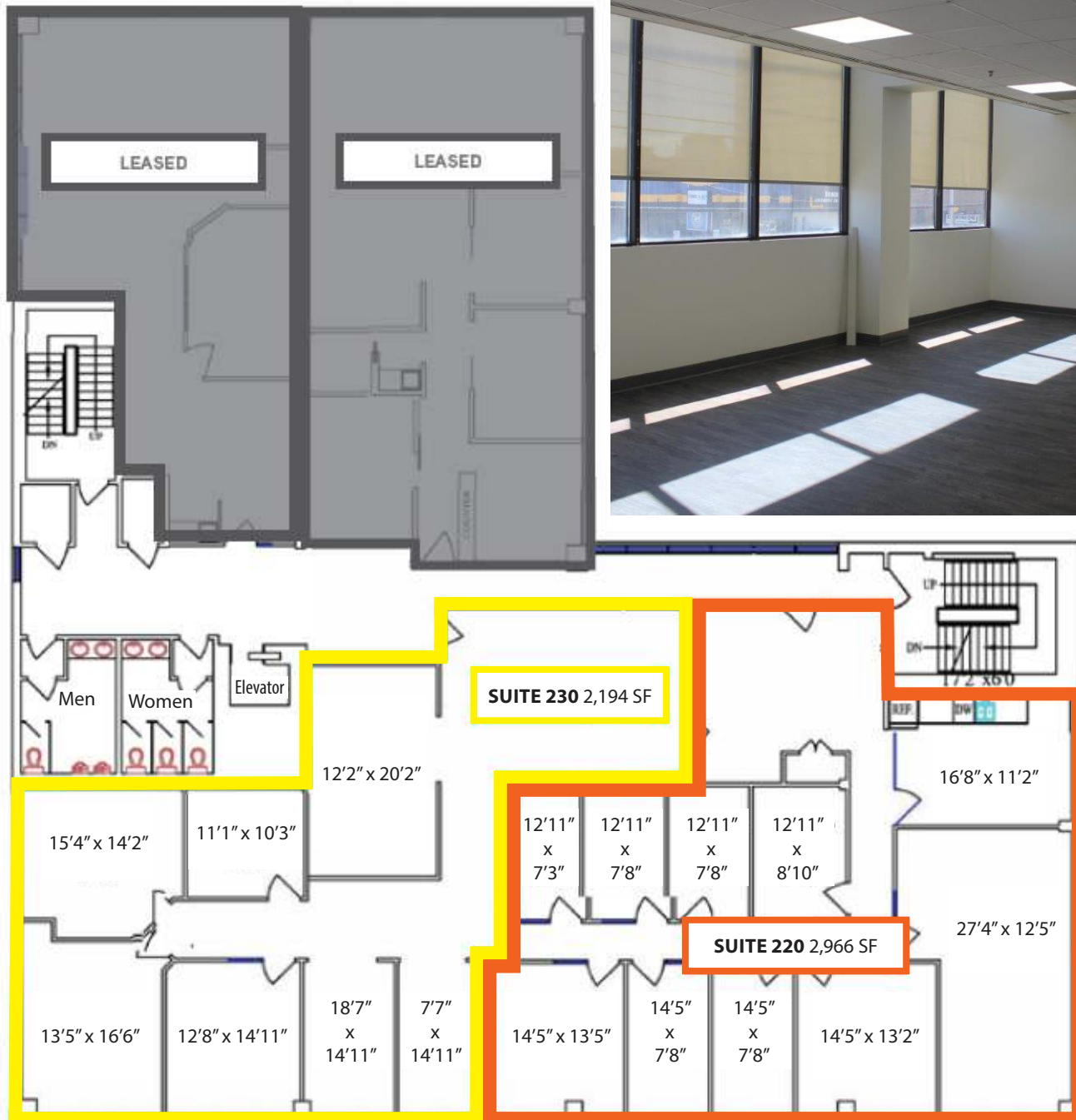


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2nd Floor Plan



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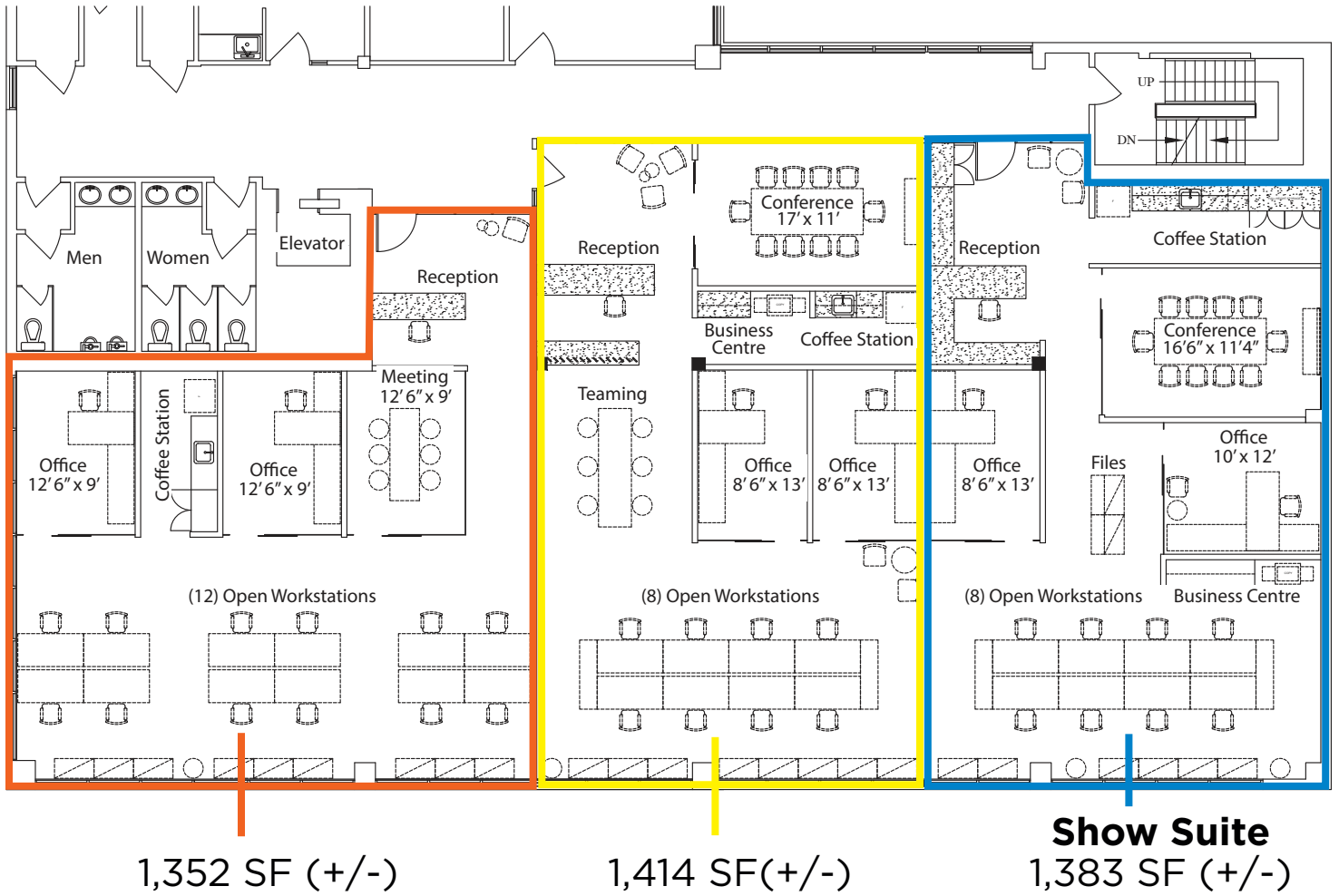


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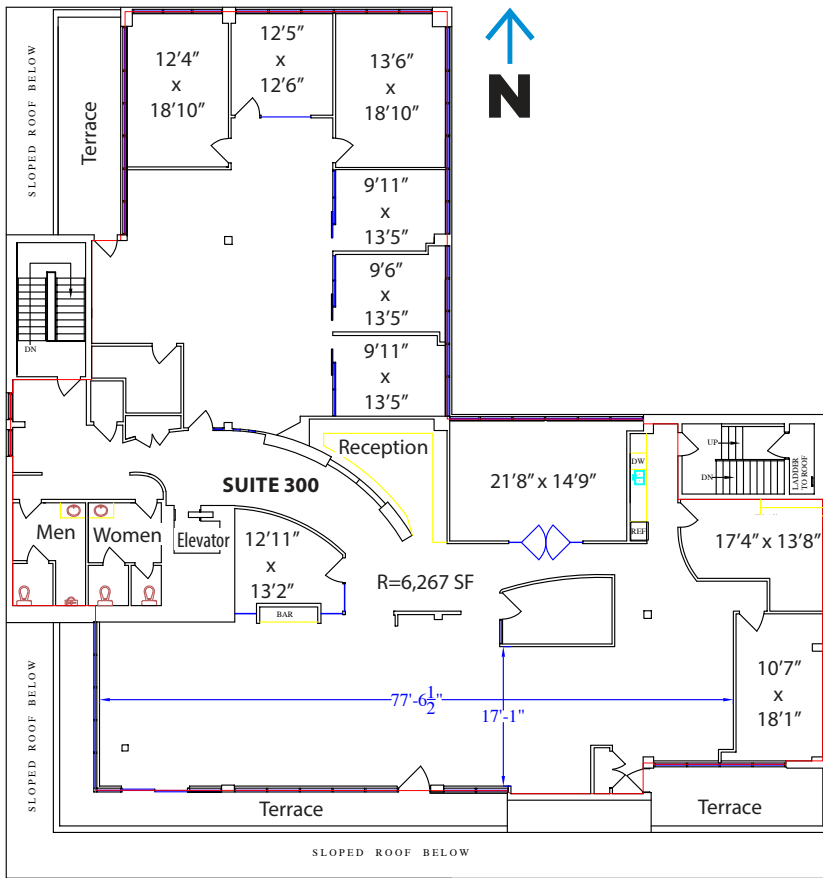


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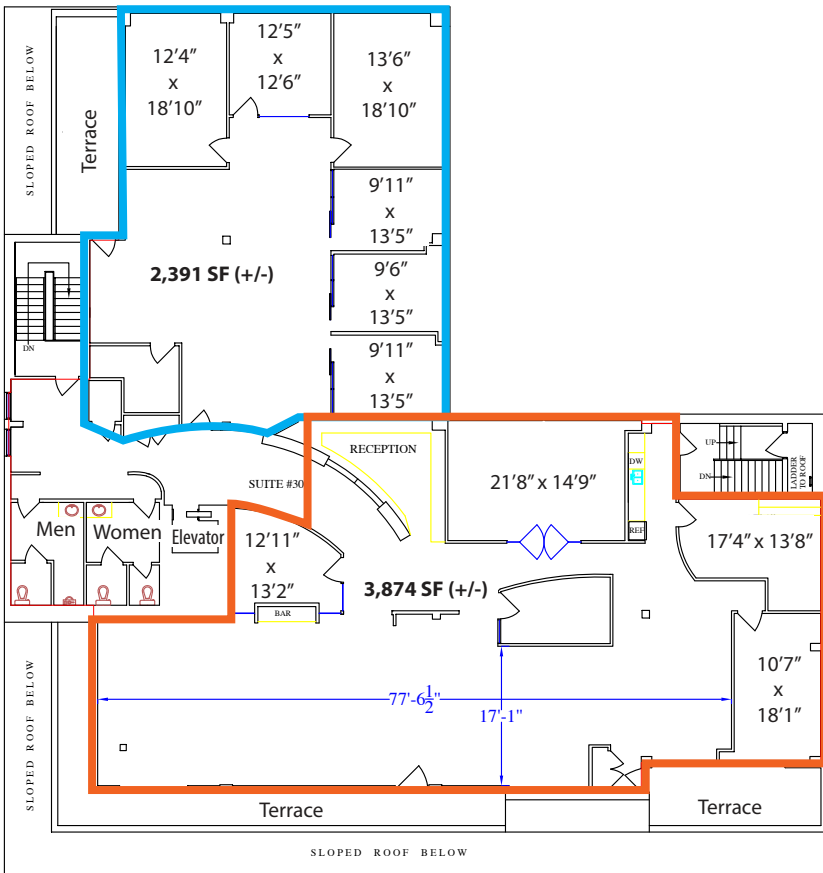
Demising Options



3rd Floor Plan



3rd Floor Plan Demising Options



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Property Information

Municipal Address: 5824 - 2 Street SW, Calgary, AB

Main Floor Size: SUITE 102 1,071 SF (+/-)
Retail/Office

Lower Floor Size: Up to 3,096 SF (+/-)

2nd Floor Size: 4,149 SF (+/-) (Contiguous)
SUITE 220 1,352 SF (+/-)
SUITE 230 1,414 SF (+/-)
SUITE 240 1,383 SF (+/-)

3rd Floor Size: **SUITE 310** 2,393 SF (+/-)
SUITE 320 3,814 SF (+/-)

Parking: 1:700 Sq.Ft. at \$120/month
Additional parking in vicinity
2 hour street parking

Possession: Immediate

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Lease Rate: Market

OP Costs: \$13.66/SF

Contact

David Nicol

Senior Associate
Cell: 403.660.6460
Direct: 403.930.8180 ex 205
dnicol@lizottterelestate.com

Scott Kimmins

Associate
Cell: 403.554.7258
Direct: 403.930.8180
scott@lizottterelestate.com

