



6,325 sf Office / Flex / Storage

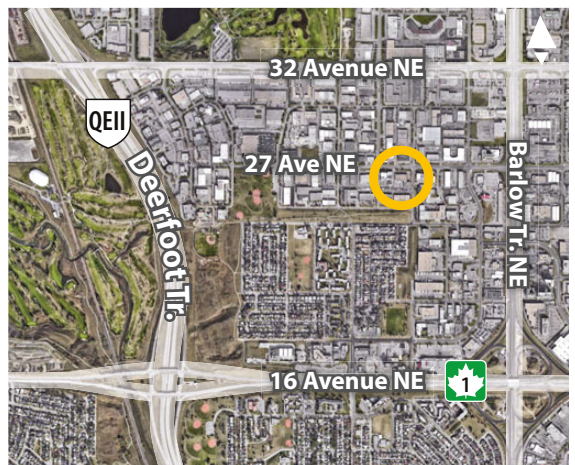
600 sf 2nd Floor Office

OFFICE / FLEX / STORAGE / INDUSTRIAL 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



CELEBRATING

50 YEARS

1973-2023

- » 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

OFFICE / FLEX / STORAGE:

» 6,325 sq. ft. – Suite 14 (main floor) GROSS RENT

GROSS RENT: Available
IMPROVEMENTS: Negotiable

OFFICE:

» 600 sq. ft. – Suite 3A (2nd floor)

AVAILABILITY: Immediate

OP. COSTS AND TAXES:

Op. Costs: \$9.57
Taxes: \$2.69

TOTAL: \$12.26 (est., 2025)
Utilities included.

BASIC RENT: \$12.00 per sq. ft. Net



Pylon signage available

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.





Potential 7' x 8' roll up door if required

SUITE 14 (MAIN FLOOR)
OFFICE / FLEX / STORAGE
6,325 SQ.FT.

- Can be converted to economical storage space.
- Gross Rent available.
- Available immediately.
- Improvements: Negotiable
- Separate washrooms within premises.
- Ample street parking.

Ideal for:



DANCE STUDIO



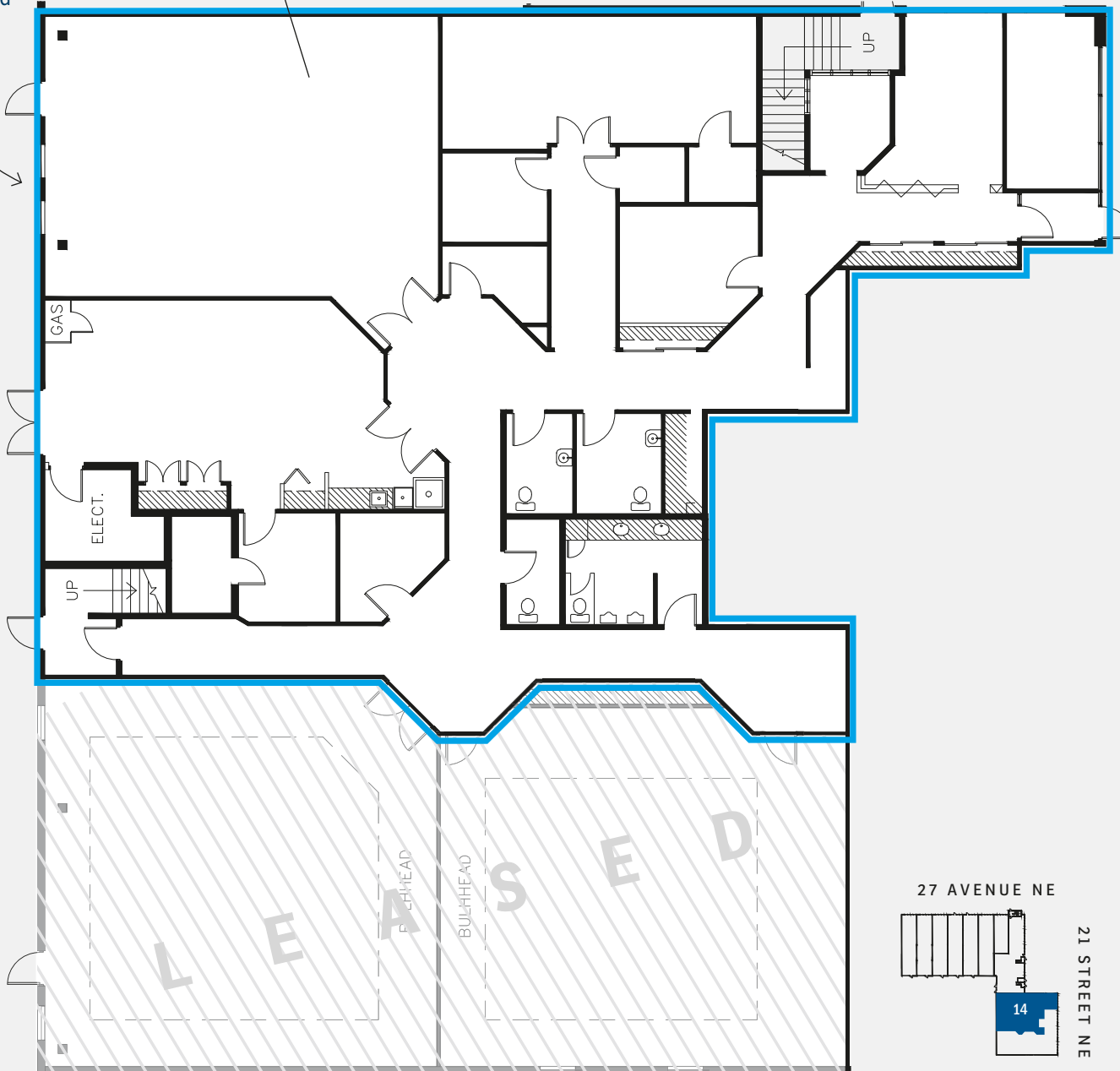
COMMUNITY GROUPS



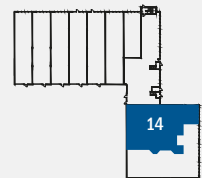
NOT-FOR-PROFIT



MARTIAL ARTS



27 AVENUE NE



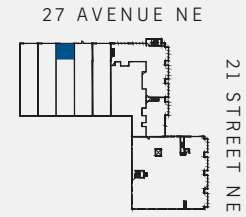
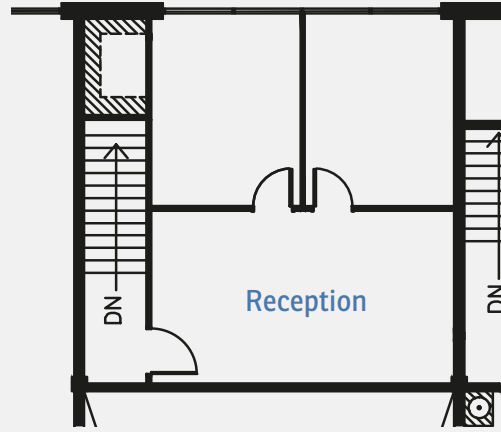
21 STREET NE

SUITE 3A (2ND FLOOR) OFFICE

600 SQ.FT.

- Available immediately.
- Operating costs: \$12.26, utilities included
- Basic rent: 12.00 per sq. ft. Net

1980's
RENT



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LOCAL EXPERTISE MATTERS

