

FOR LEASE | OFFICE

CLAYBURN CENTRE

1830 52 STREET SE, CALGARY

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CLAYBURN CENTRE

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Availabilities

Ste 201 - 1,110 SF
Ste 202 - 1,618 SF
Ste 207 - 1,197 SF
Ste 208 - 1,133 SF

Operating Costs

\$12.89 PSF (2026 est)

Occupancy

Immediately



ABOUT THE LOCATION

Clayburn Centre offers flexible second-floor office suites in an established east Calgary commercial area. The property features recently completed common area upgrades and provides convenient access to transit and on-site parking, making it well suited for a range of professional users.

- Flexible second-floor office suites
- Recently upgraded common areas
- Convenient transit access
- Ample on-site parking



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SECOND FLOOR

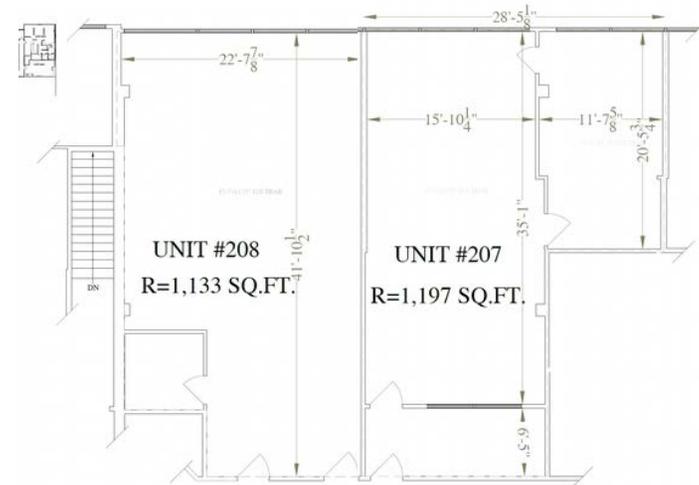
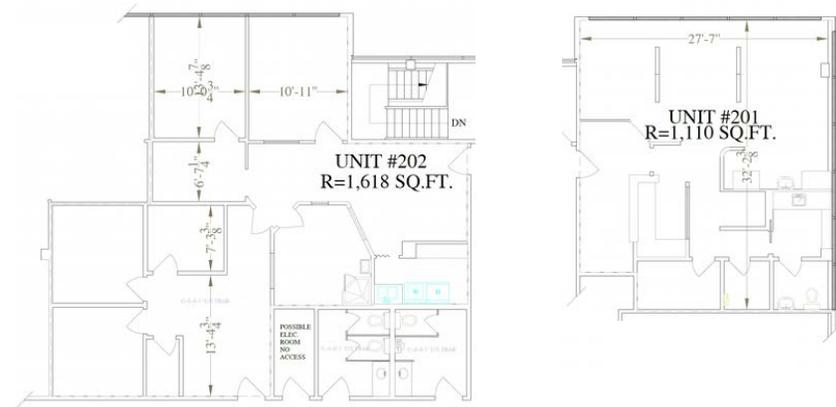
201 | 202

INDIVIDUAL

207 & 208

CONTIGIOUS OPPORTUNITY

- Opportunity to lease flexible second-floor office suites featuring completed common area upgrades, along with convenient transit and on-site parking.



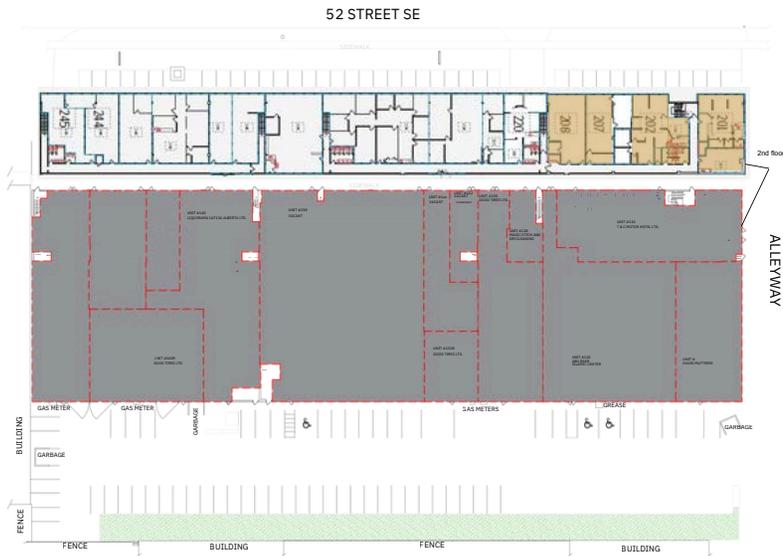
201 **1,110 SF**

202 **1,618 SF**

207 & 208 **2,330 SF**

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Transit/Subway

NB FRANKLIN CTRAIN STATION  	8 MIN DRIVE	4.8 KM
NB MALBOROUGH CTRAIN STATION  	7 MIN DRIVE	4.3 KM
SB MALBOROUGH CTRAIN STATION  	7 MIN DRIVE	4.4 KM
EB BARLOW - MAX BELL CTRAIN STATION  	8 MIN DRIVE	5.3 KM
NB RUNDLE CTRAIN STATION  	9 MIN DRIVE	6.3 KM

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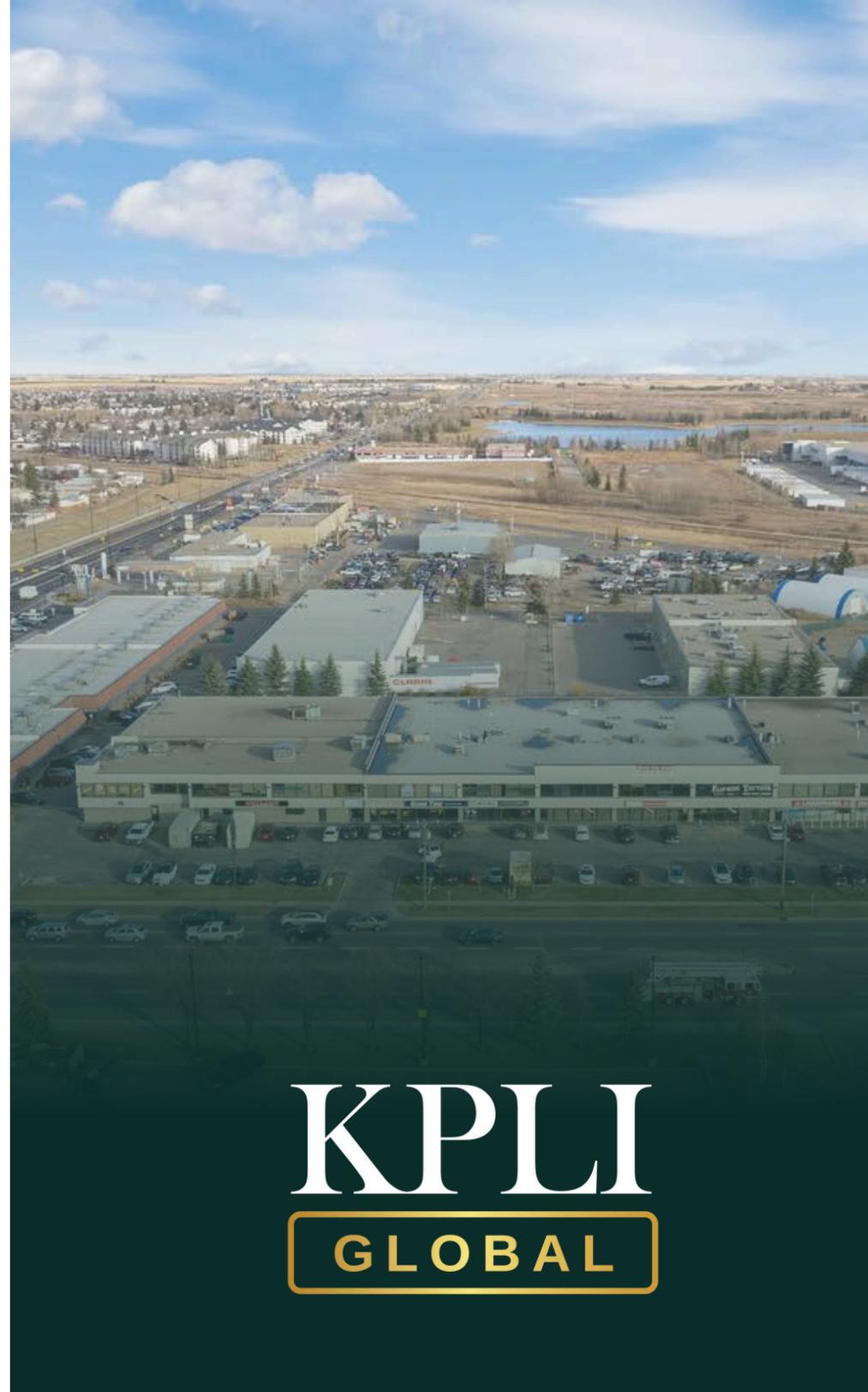


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