



Office

600 sf Suite 3A

Warehouse with front office

2,511 sf Bay 5 C/L

## OFFICE / WAREHOUSE+OFFICE 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

» 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*



*Pylon signage available*

## LEASE INFORMATION

ADDRESS: 2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE:

### OFFICE:

- 600 sq. ft. – Suite 3A (2nd floor)
- AVAILABILITY: On 30-day notice
- BASIC RENT: \$13.00 per sq. ft.
- OP. COSTS AND TAXES:
- Op. Costs: \$9.84 } Total: \$13.04 (est., 2026).
- Taxes: \$3.02 } Utilities included.

### WAREHOUSE WITH FRONT OFFICE:

- Bay 5 – 2,511 sq. ft. (plus bonus storage mezzanine)
- AVAILABILITY: Immediate **C/L**
- LOADING: Grade. 12'x14' door
- ELECTRICAL: 200 Amps, 3 phase (TBV)
- CEILING HEIGHT: 22' (TBV)
- BASIC RENT: \$11.00 per sq. ft.
- OP. COSTS AND TAXES:
- Op. Costs: \$10.02 } Total: \$13.04 (est., 2026).
- Taxes: \$3.02 } Utilities included.

## NO CHARGE USE OF:



Boardroom for 8+ with presentation equipment.



Fully equipped service kitchen, with seating for 12.



Bike racks.



Showers, and change rooms.

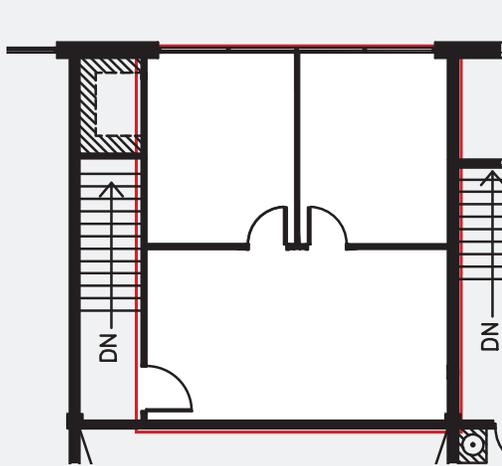


Laundry room.



SUITE 3A (2ND FLOOR) **OFFICE**

**600** SQ.FT.



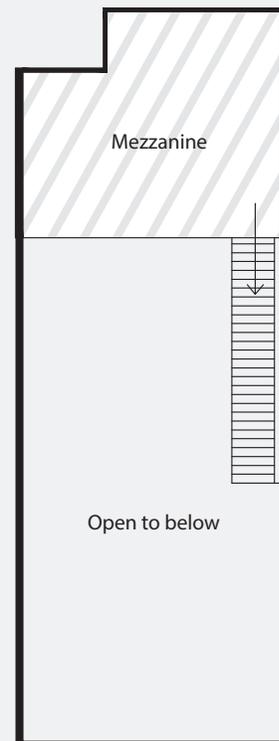
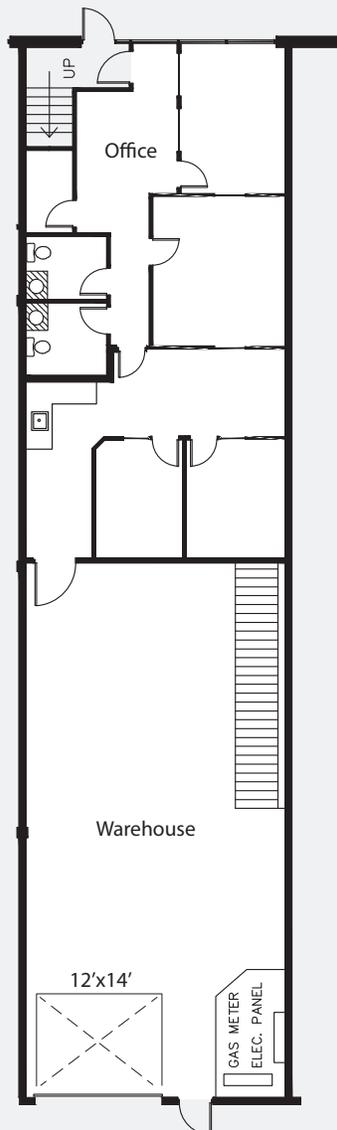
- As is.
  - Available on 30-day notice.
  - Basic rent: \$13.00 per sq. ft.
  - Op. costs: \$10.02 per sq. ft.
  - Taxes: \$3.02 per sq. ft.
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- TOTAL: \$13.04 per sq. ft. (est., 2026).  
Utilities included.

**C/L**

BAY 5 **WAREHOUSE WITH FRONT OFFICE**

**2,511** SQ.FT.

- As is.
  - Available immediately.
  - Bonus storage mezzanine
  - Loading: Grade. 12'x14' door
  - Electrical: 200 Amps, 3 phase (TBV)
  - Ceiling height: 22' (TBV)
  - Basic rent: \$11.00 per sq. ft.
  - Op. costs: \$10.02 per sq. ft.
  - Taxes: \$3.02 per sq. ft.
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- TOTAL: \$13.04 per sq. ft. (est., 2026).  
Utilities included.





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LOCAL EXPERTISE MATTERS