



Office

600 – 1,500 sf

Multiple Suites on the 2nd Floor

Warehouse with front office

2,511 sf

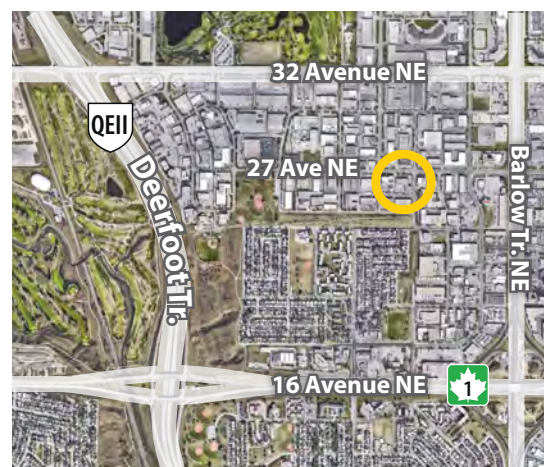
Bay 4

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:

Ian Robertson, ASSOCIATE

d: **587-393-9332**

c: **403-860-2383**

irobertson@barclaystreet.com

**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

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



LEASE INFORMATION

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:
 \$12.26 per sq. ft. (est., 2025). Utilities included.
- 737 sq. ft. – Suite 6A (2nd floor)
 AVAILABILITY: Immediate
 BASIC RENT: \$13.00 per sq. ft.
 OP. COSTS AND TAXES:
 \$12.26 per sq. ft. (est., 2025). Utilities included.
- 1,200 sq. ft. – Suite 13E (2nd floor) GROSS RENT
 AVAILABILITY: Immediate
 GROSS RENT: \$1,950/mo + GST.
 Utilities included.
- 1,500 sq. ft. – Suite 13F (2nd floor) GROSS RENT
 AVAILABILITY: On 30-day notice
 GROSS RENT: \$2,500/mo + GST.
 Utilities included.

WAREHOUSE WITH FRONT OFFICE:

- 2,511 sq. ft. – Bay 4
 AVAILABILITY: Immediate
 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:
 \$12.26 per sq. ft. (est., 2025). 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.

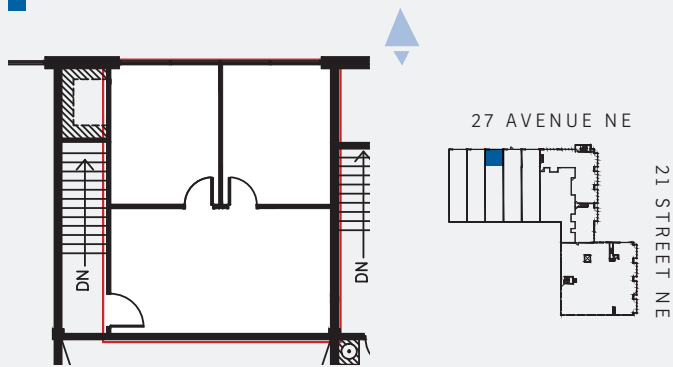


Laundry room.



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

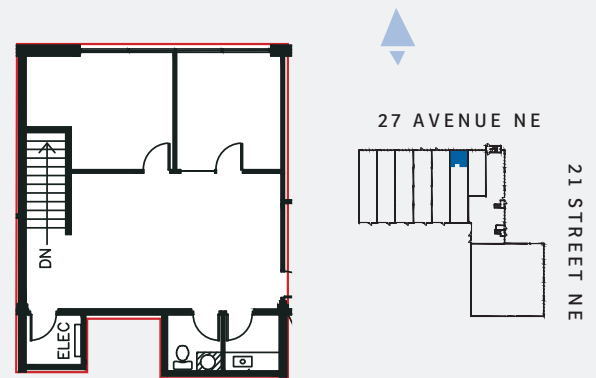
600 SQ.FT.



- As is.
- Available on 30-day notice.
- Basic rent: \$13.00 per sq. ft.
- Op. costs and taxes: \$12.26 per sq. ft.
- Utilities included.

SUITE 6A (2ND FLOOR) **OFFICE**

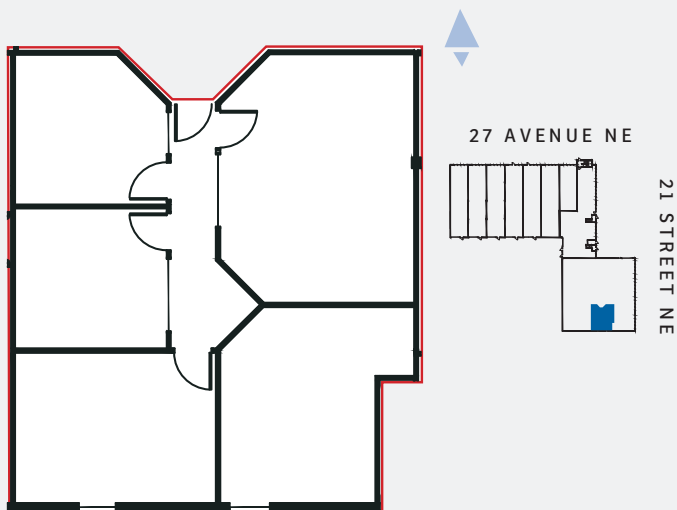
737 SQ.FT.



- As is.
- Available immediately.
- Basic rent: \$13.00 per sq. ft.
- Op. costs and taxes: \$12.26 per sq. ft.
- Utilities included.

SUITE 13E (2ND FLOOR) **OFFICE**

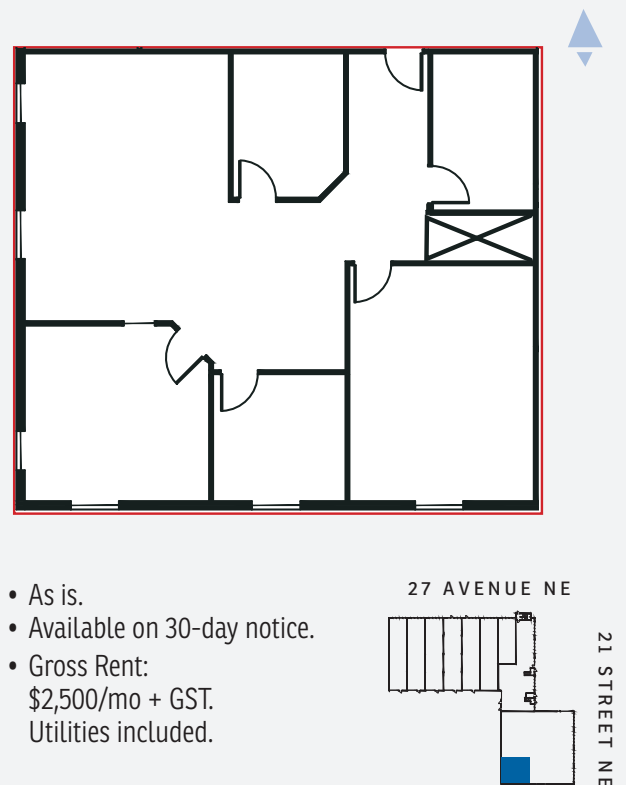
1,200 SQ.FT.



- As is.
- Available immediately.
- Gross Rent: \$1,950/mo + GST.
- Utilities included.

SUITE 13F (2ND FLOOR) **OFFICE**

1,500 SQ.FT.

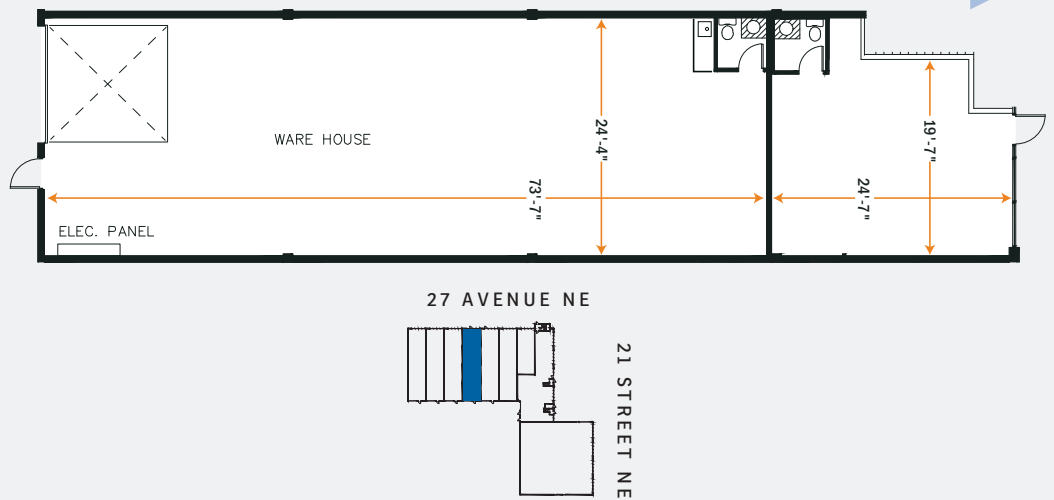


- As is.
- Available on 30-day notice.
- Gross Rent: \$2,500/mo + GST.
- Utilities included.

BAY 4 **WAREHOUSE WITH FRONT OFFICE**

2,511 SQ.FT.

- As is.
- Available immediately.
- 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:
\$12.26 (est., 2025),
utilities included



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