

# Live Streaming and Professional Gaming Studio

FOR LEASE

## Applications:

- ▶ Recording
- ▶ Audiology
- ▶ Broadcasting / Podcasting
- ▶ Voiceover
- ▶ Gaming Competitions
- ▶ Translation / Narration
- ▶ Instruction / E-Learning
- ▶ Noise Containment
- ▶ Equipment / Product Testing
- ▶ Foley

*...and much more!*

THE WINDFIRE  
BUILDING

2115 27 Avenue NE  
Calgary



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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BARCLAY  
STREET  
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING

50  
YEARS

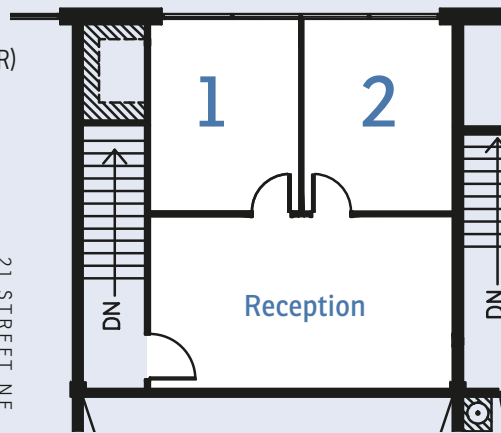
1973-2023

## The Studio



Two 5' x 7' WhisperRoom Inc. Professional Sound Isolation Enclosures, each in a private office with reception area.

SUITE 3A (2ND FLOOR)  
600 SQ.FT.



### Access to building's amenities at no charge:

- Boardroom for 8+ with presentation equipment.
- Fully equipped service kitchen, with seating for 12.
- Bike racks.
- Showers, and change rooms.
- Laundry room.



### Shaw high-speed internet:

- 1000 Mbps Download / 150 Mbps Upload

### This live streaming studio and professional gaming centre available for a long-term lease. Please contact Broker for more information.

## The Building

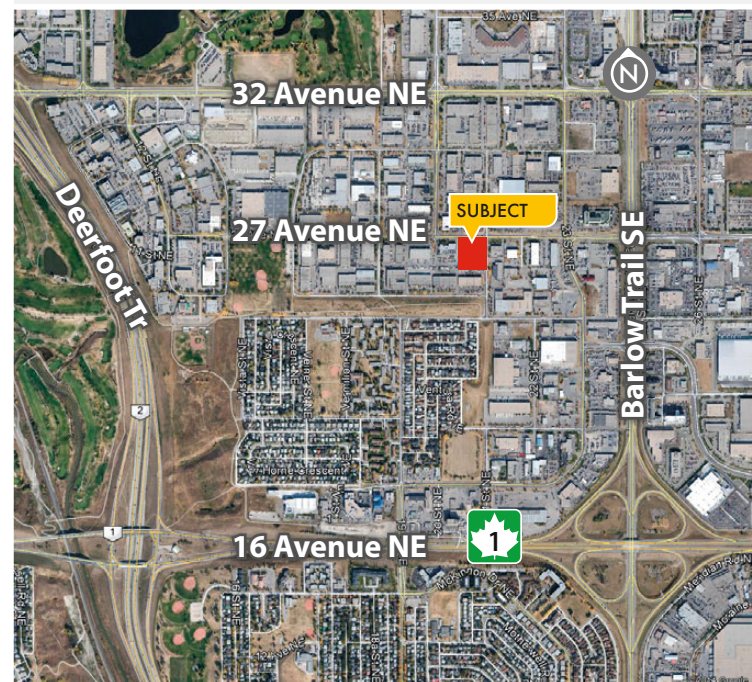


**THE WINDFIRE**  
BUILDING

2115 27 Avenue NE, Calgary

Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.

- Convenient location with excellent access – close to Airport, Deerfoot Trail and Barlow Trail.
- On bus route 32 direct to LRT.
- Excellent amenities in the area.
- Boulevard picnic area.
- Elevator.
- Video surveillance.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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