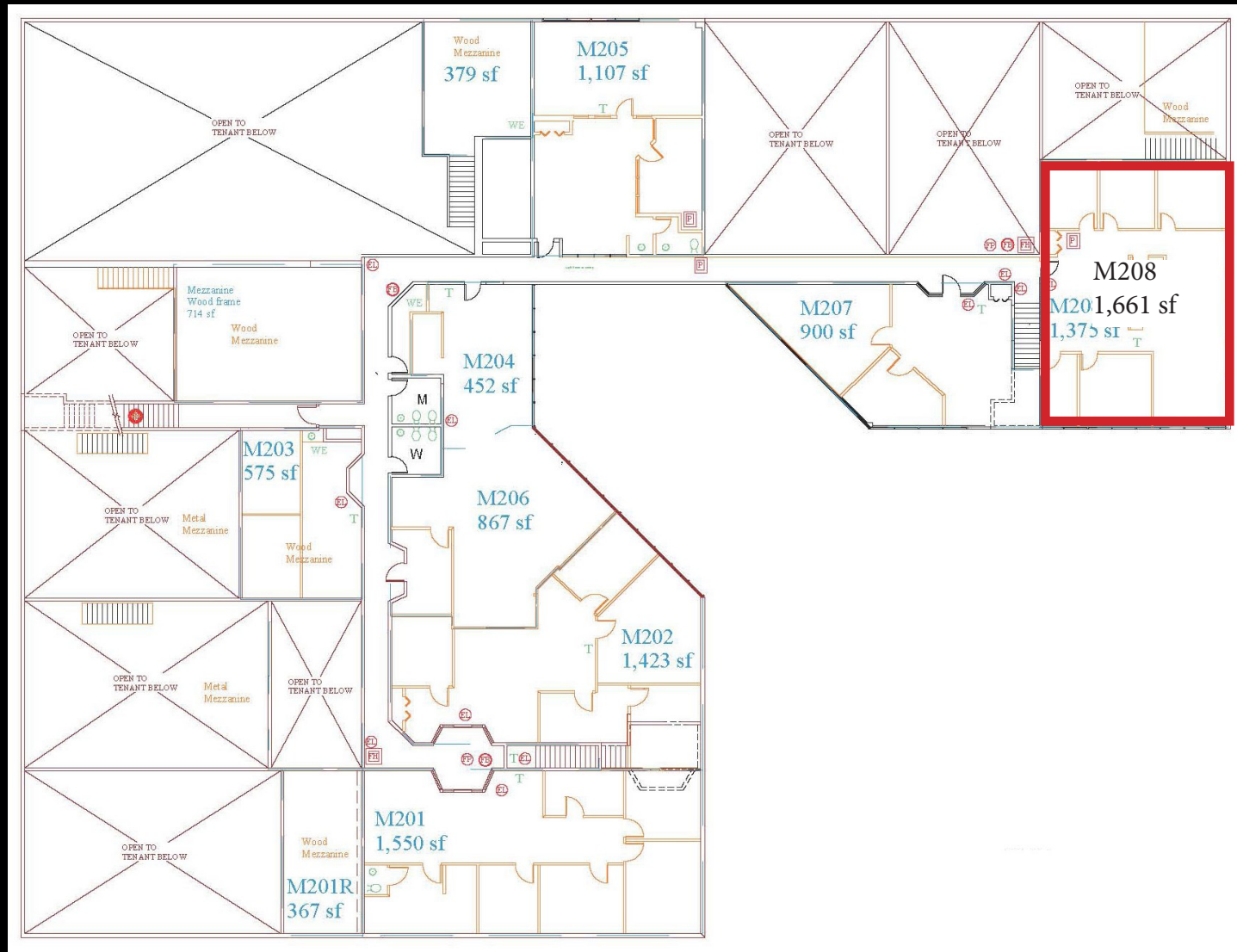


FLOOR PLAN



FOR LEASE

OFFICE SPACE



208, 2915 - 19 STREET NE
Calgary, AB

Cheri Long, Associate Broker
403-860-9419 | clong@royallepagecommercial.com

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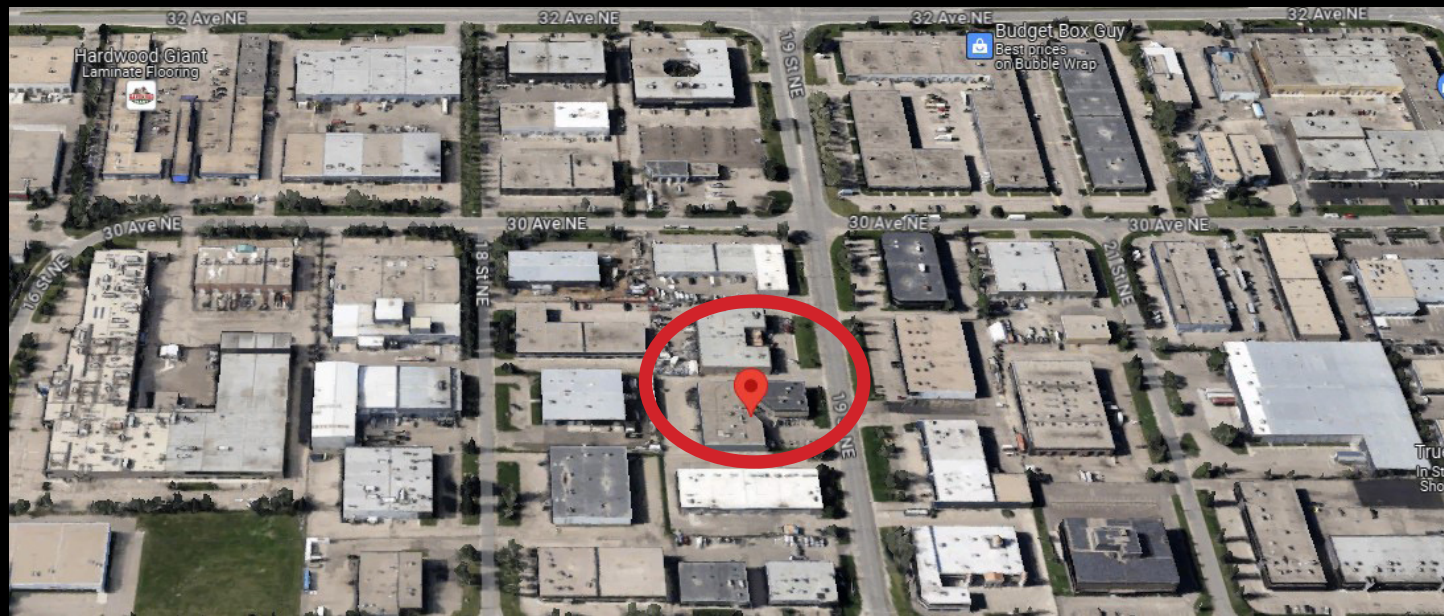
PROPERTY OVERVIEW

LEASE RATE: \$5.00/SF

Property Features

- Great 2nd floor walk-up unit available
- Located just south of 32 Avenue NE
- Unit 208 has 1,661 SF leaseable
- Possibility for larger unit by adding unit 207
- Reception, 4 offices, large open area, storage room
- Base rent of \$5.00/SF; Op Costs of \$10.071/SF (2024)
- On-site parking; possible to get 3 - 4 assigned stalls with unit 208; ample visitor parking
- Available February 1, 2025
- Close to transit (bus line) and restaurants; access to Barlow and Deerfoot Trails and 32 Avenue NE

AREA MAP



PROPERTY PHOTOS

