



3030 — 2nd Avenue SE

Suites available for lease from 1,000 SF to 54,021 SF

Stuart Watson
Senior Vice President
+1 (403) 750 - 0540
stuart.watson@cbre.com

Katie Sapieha
Senior Vice President
+1 (403) 750 - 0529
katie.sapieha@cbre.com

CBRE Limited, Real Estate Brokerage
3200, 525-8th Avenue SW
Calgary, AB. T2P 1G1
+1 (403) 263-4444 • www.cbre.com

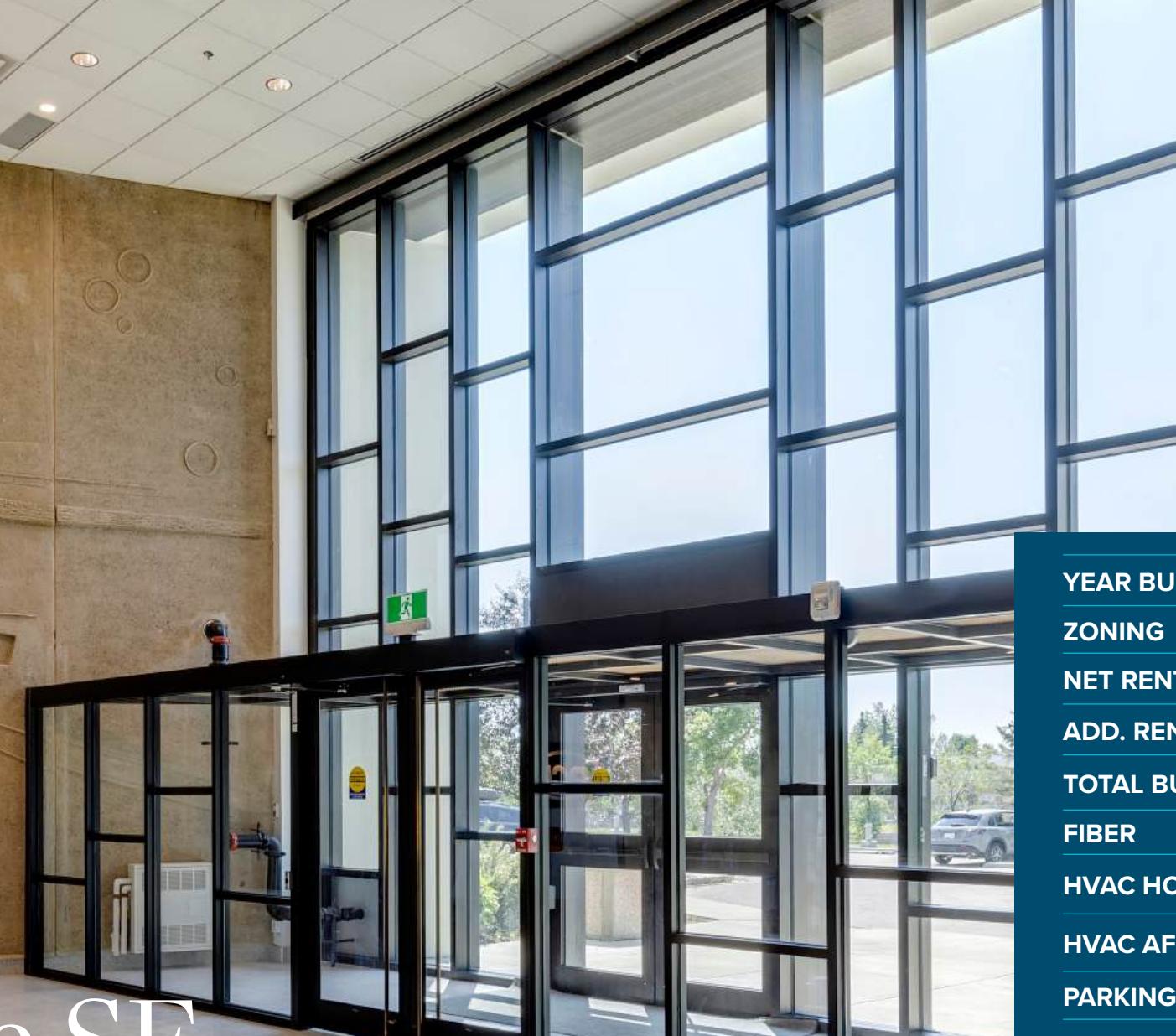
Proudly Managed By:

CBRE **Epic**
Investment Services

Welcome to 3030 2nd Avenue SE

Welcome to 3030 2nd Avenue SE. This office complex offers an array of suites available for lease, ranging from 1,000 SF to a spacious 54,021 SF, catering to various business needs. The building features newly renovated spaces such as the bright and welcoming atrium, updated common areas on each floor, new tenant boardrooms, modern fitness centre and bike storage facility.

3030 2nd Avenue SE boasts excellent accessibility, being just a 7-minute walk to the Franklin LRT Station and a 10-minute drive to Downtown. It also offers superb access to major city thoroughfares, ensuring smooth commutes for employees and visitors alike with a great parking ratio of 4 spots for every 1,000 SF. For those who enjoy leisurely strolls or bike rides, the property is near the city's scenic pathway system.



- **Newly renovated atrium**
- **7-minute walk to Franklin LRT Station**
- **8-minute drive to Downtown**
- **Close to pathway system**
- **Great parking ratio (4:1,000)**
- **Telus Fibre available**
- **Main floor tenant lounge**
- **Tenant-exclusive boardrooms on 2nd and 3rd level**
- **New fitness centre and bike storage facility**

YEAR BUILT	1977/2020
ZONING	I-B (Industrial Business)
NET RENT	Market
ADD. RENT (2025 EST.)	\$19.37
TOTAL BUILDING SIZE	110,283 SF
FIBER	Telus
HVAC HOURS	6am to 6pm
HVAC AFTER HOUR RATE	\$150.00/hour
PARKING	Free Surface Stalls

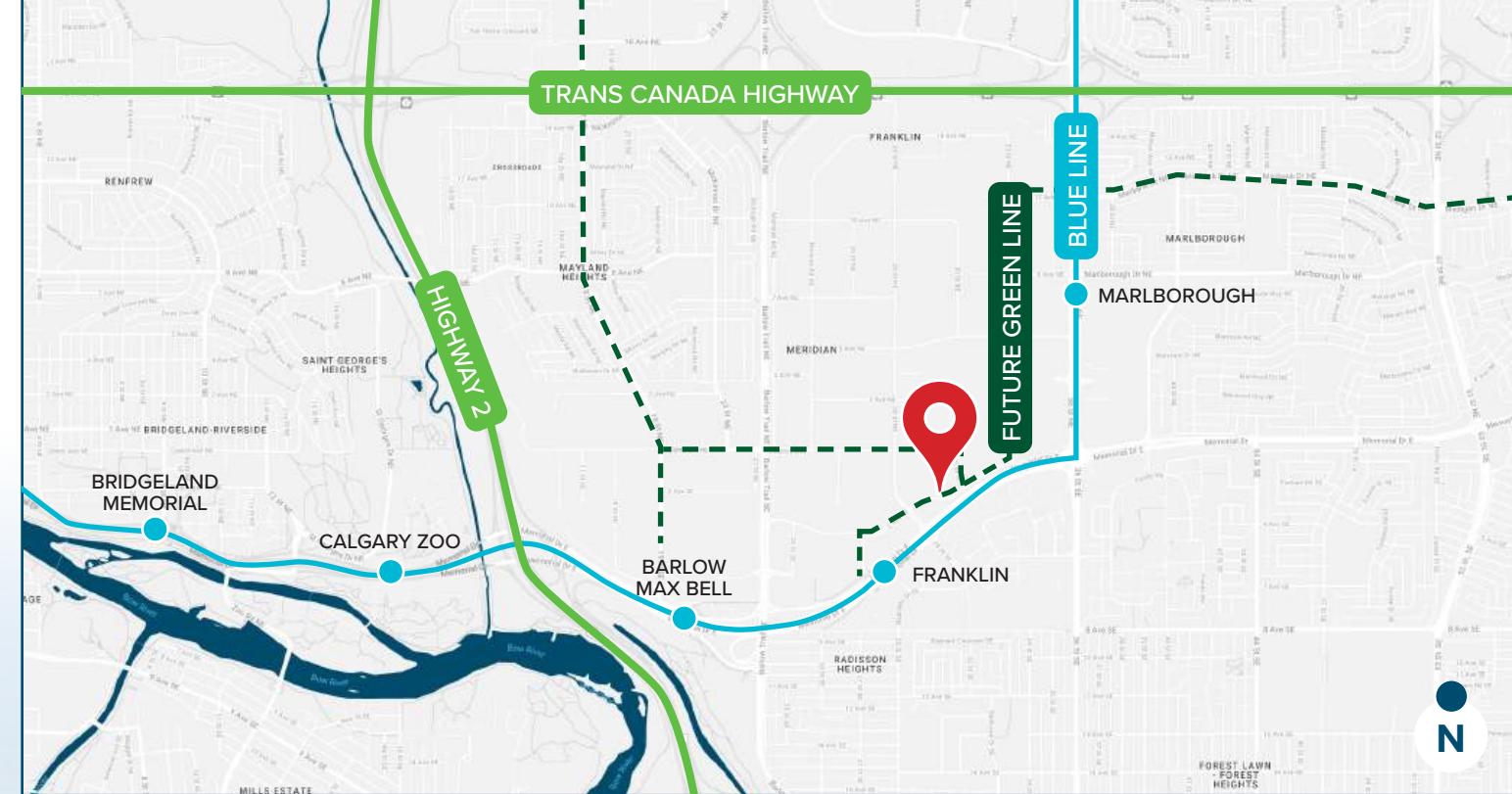
Access & Amenities

AMENITIES WITHIN A 10-MINUTE WALK

Olive Garden	My Tho BBQ & Fresh Meats	Ginger Beef Bistro House
Tiffin Curry & Roti House	Vern's Pizza	Kabul Restaurant
Eat at Will Ltd	Lola's Filipino Kitchen	RGO Products Ltd.
New Dynasty Buffet & Bar	Boston Pizza	Radisson Liquor & Cold Beer
Subway	Safari Grill	Alberta Laminations

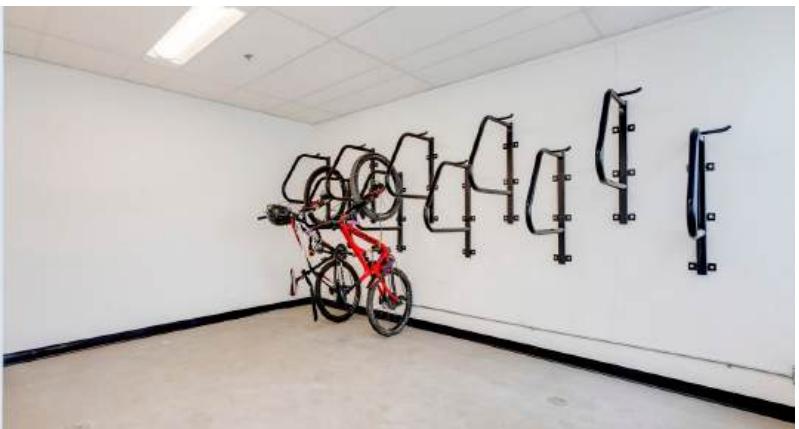
 **DRIVE TIMES**

HIGHWAY 2	HIGHWAY 1	DOWNTOWN	HIGHWAY 201	AIRPORT
4 MIN	5 MIN	8 MIN	11 MIN	15 MIN



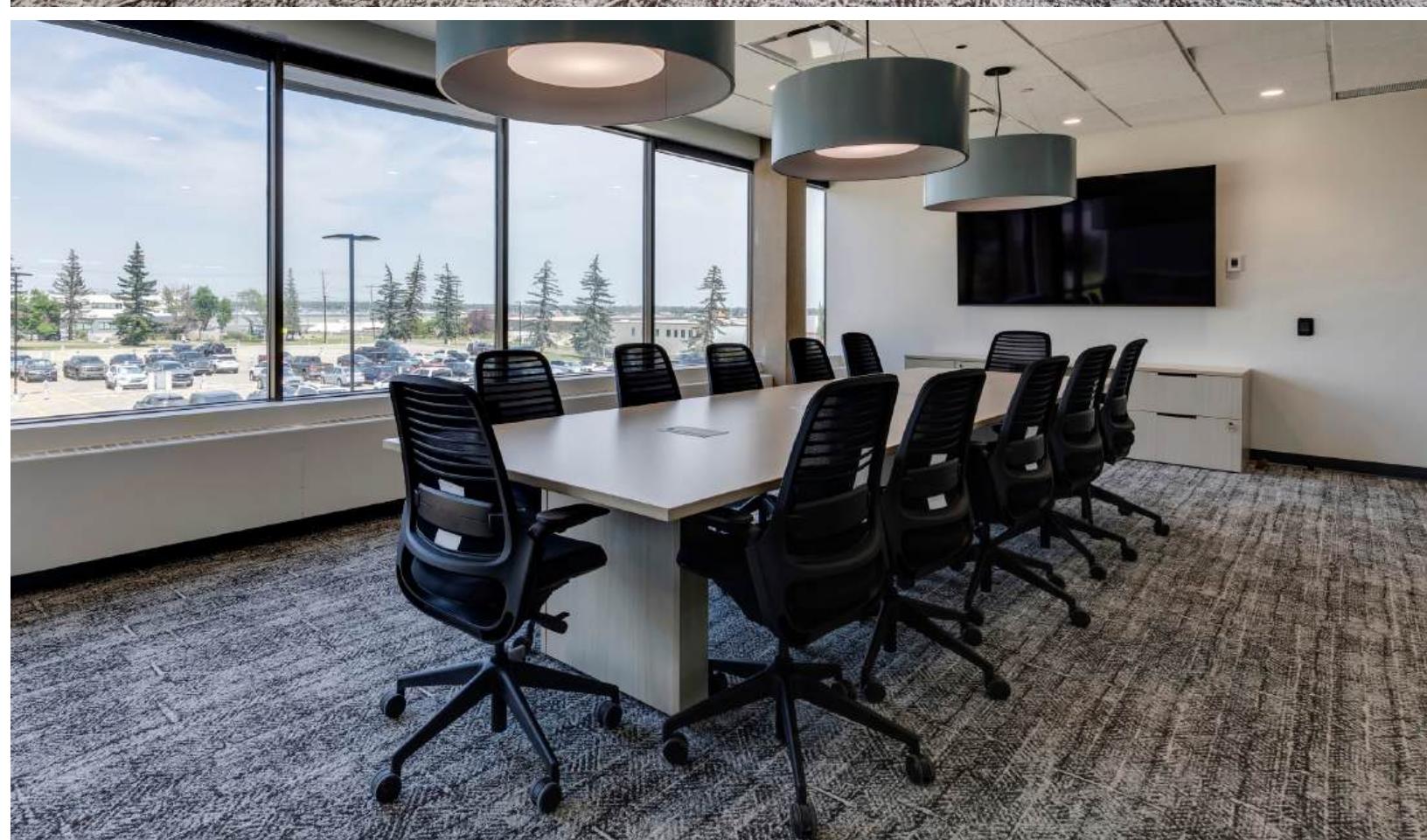
Health & Wellness

3030 2nd Avenue SE encourages an active and balanced lifestyle with it's new fitness centre, bike storage facility and connectivity to pathway system.



Connect & Collaborate

3030 2nd Ave SE offers tenant-exclusive boardrooms on the 2nd and 3rd floor serving as effective huddle rooms for team collaboration.



Available Suites

FLOOR	SUITE	SIZE (SF)	AVAILABLE
West Wing			
3	300	21,351	Immediately
2	200	18,756	Immediately

STACKING PLAN

West Wing

AVAILABLE
SUITE 300 - 21,351 SF

AVAILABLE
SUITE 200 - 18,756 SF

COMMITTED
SUITE 100 - 17,725 SF

ATRIUM

Meeting Rm
301
1,136 SF

ATRIUM
Meeting Rm - 201
1,149 SF

ATRIUM
Fitness &
Bike Storage
2,472 SF

COMMITTED
SUITE 201 - 5,488 SF

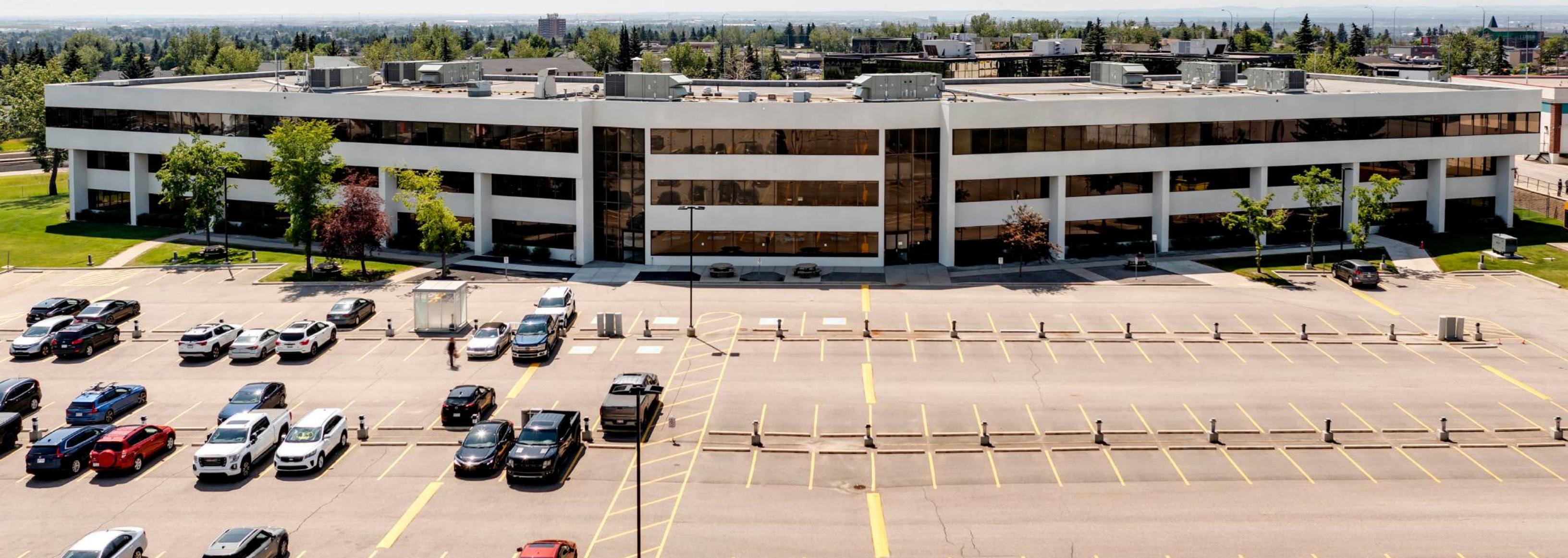
COMMITTED
SUITE 302 - 19,439 SF

COMMITTED
SUITE 202 - 17,176 SF

COMMITTED
SUITE 103 - 7,418 SF

COMMITTED
SUITE 105 - 1,157 SF

East Wing

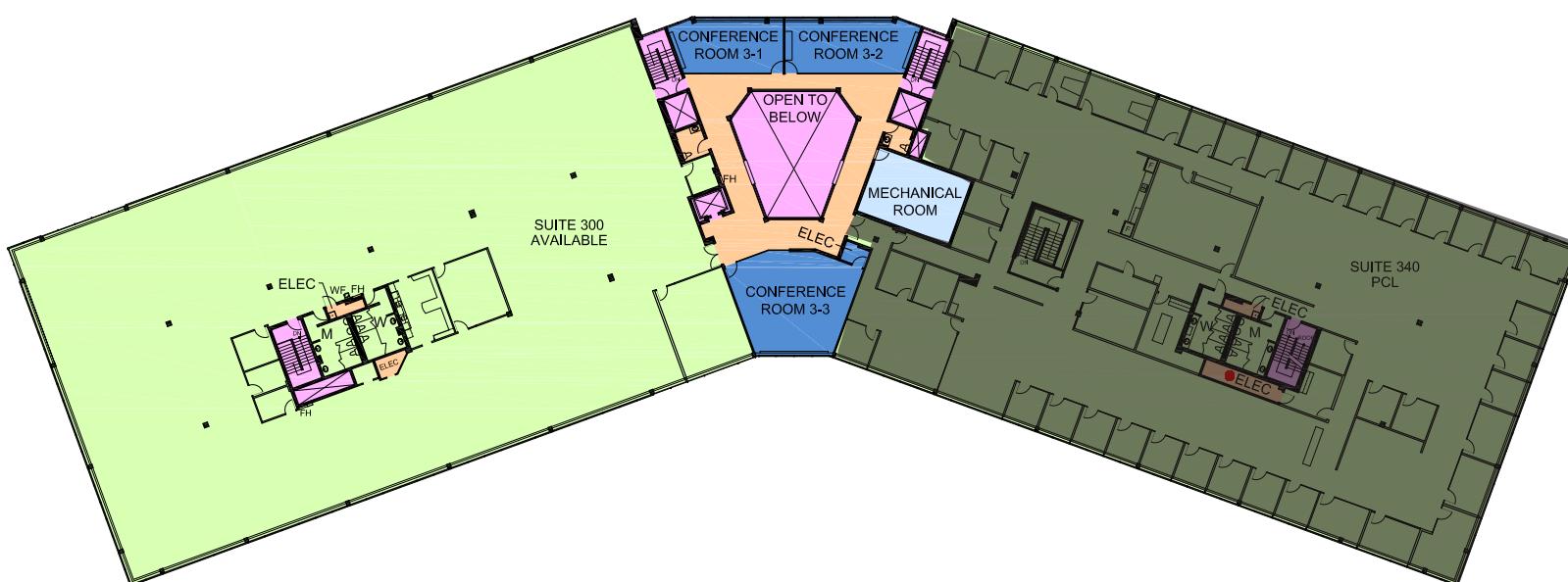


Suite 300

West Wing

21,351 SF

[Virtual Tour](#)



Suite 200

West Wing

18,756SF

[Virtual Tour](#)



Stuart Watson

Senior Vice President

+1 (403) 750 - 0540

stuart.watson@cbre.com

Katie Sapieha

Senior Vice President

+1 (403) 750 - 0529

katie.sapieha@cbre.com

CBRE Limited, Real Estate Brokerage

3200, 525-8th Avenue SW

Calgary, AB. T2P 1G1

+1 (403) 263-4444 • www.cbre.com**CBRE****Epic**
Investment
Services

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNomics Analytics, Microsoft Bing, Google Earth

