

# 2275 Pegasus Way NE



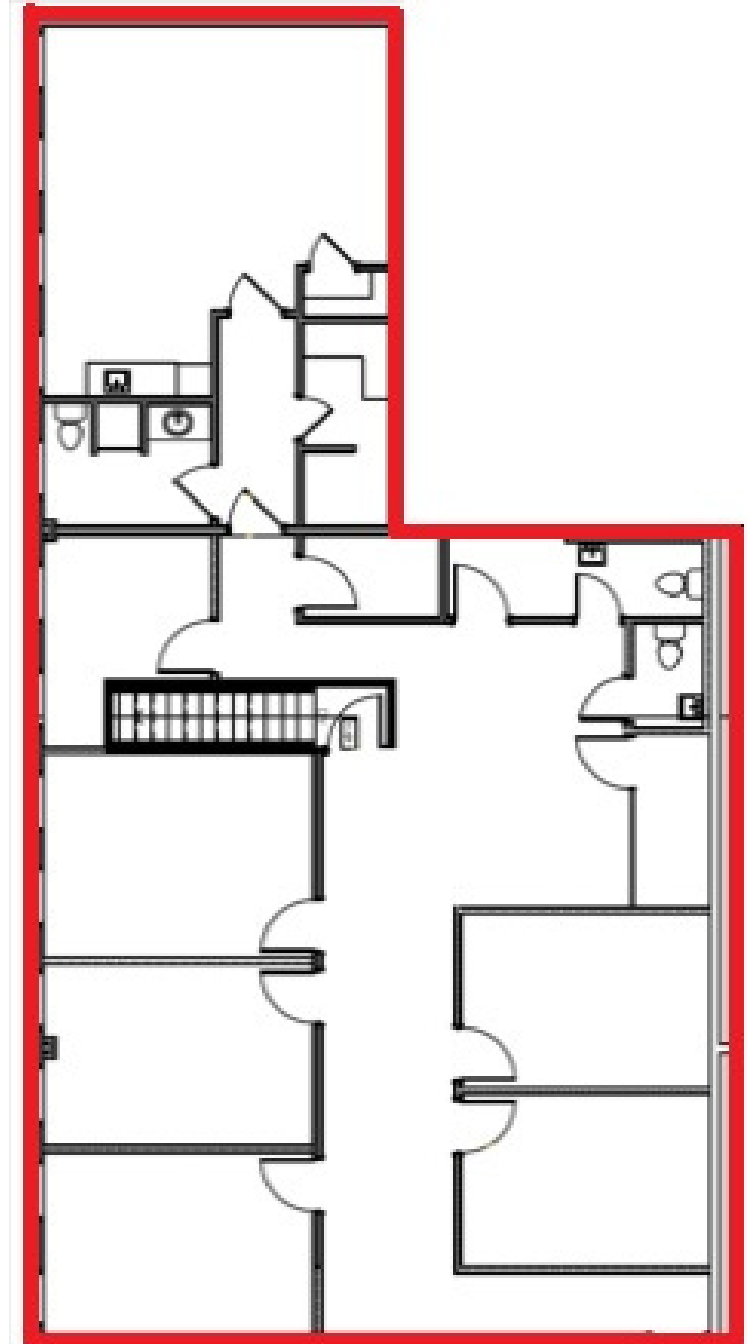
**SECOND FLOOR OFFICE SPACE FOR LEASE.  
BEAUTIFULLY RENOVATED OFFICE SPACE WITH CLEAN, MODERN  
FINISHINGS AND A WELL DESIGNED LAYOUT.**



## FOR LEASE

**TOTAL SIZE: 2,418 SQ.FT.  
AVAILABILITY: IMMEDIATE  
TERM: NEGOTIABLE  
RENTAL RATE: \$15.00/SQ. FT.  
OP COSTS: \$7.00/SQ.FT.  
PARKING: UNASSIGNED**

# FLOOR PLAN



#200, 136 17<sup>TH</sup> AVENUE NE  
CALGARY, AB T2E 1L6

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