

FOR LEASE

THE WESTON

PROFESSIONAL OFFICES



Premium Turnkey Office Space — Move-In Ready

5819 2ND STREET SW CALGARY | UNITS 304 & 306 - EACH 1,500 SQ.FT.

TheNiaziGroup x **exp**
REALTY

CHINOOK BUSINESS DISTRICT

ABOUT THE BUILDING

Located in Calgary's premier Chinook commercial hub, The Weston offers modern, professionally designed office environments in one of Calgary's busiest commercial hubs. Steps from CF Chinook Centre, with access to Macleod Trail, Glenmore Trail, Blackfoot Trail, and major transit routes.



Area Demographics



37,927

TOTAL POPULATION



76%

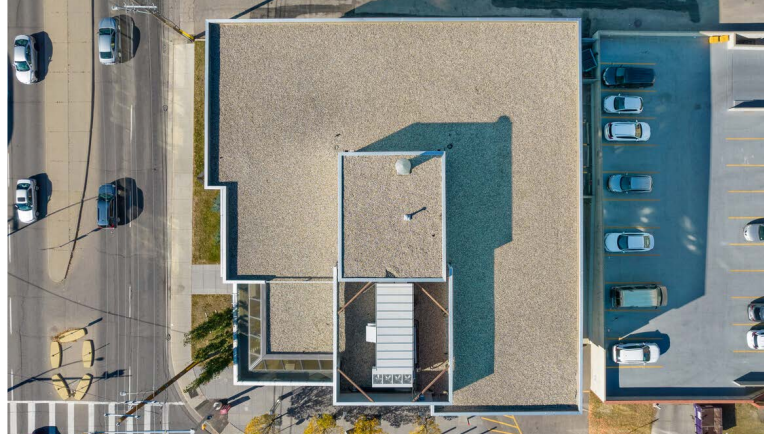
POST SECONDARY
EDUCATION



183,447

AVERAGE
HOUSEHOLD INCOME

SOURCE: PIINPOINT (3KM)



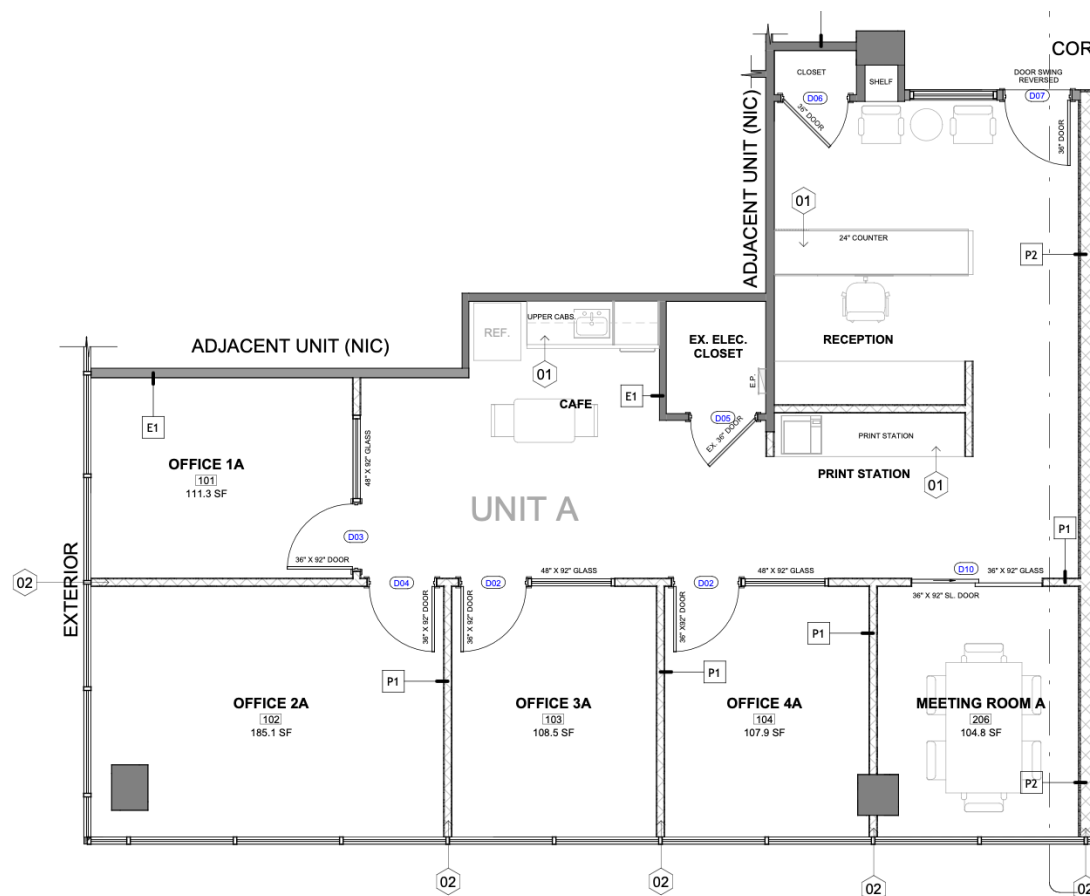
Unit 304 - 1,500 SQ. FT.

SPACE FEATURES

- ✓ Enclosed offices
- ✓ Open work area
- ✓ Meeting room
- ✓ Kitchenette/café space
- ✓ Large exterior windows

LEASE DETAILS

- ✓ **Base Rent: \$18 PSF**
- ✓ **Operating Costs: \$17 PSF (2025 estimate)**
- ✓ **Term: Minimum 5-year lease**
- ✓ **Parking: 1 stall per 500 SF — Underground \$250/mo; Covered \$200/mo**



OFFICE SPACE

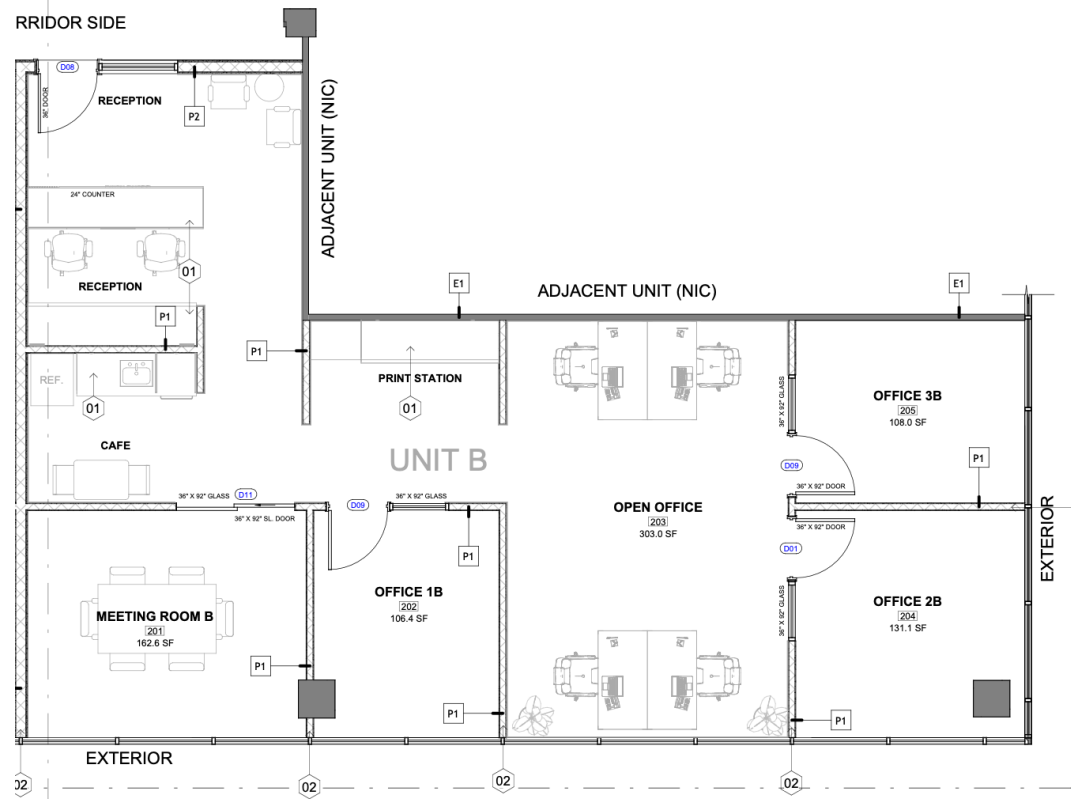
Unit 306 - 1,500 SQ. FT.

SPACE FEATURES

- ✓ Private offices
- ✓ Open collaborative workspace
- ✓ Meeting room or executive suite
- ✓ Kitchenette
- ✓ Bright, efficient layout with natural light

LEASE DETAILS

- ✓ Base Rent: \$18 PSF
- ✓ Operating Costs: \$17 PSF (2025 estimate)
- ✓ Term: Minimum 5-year lease
- ✓ Parking: 1 stall per 500 SF — Underground \$250/mo; Covered \$200/mo



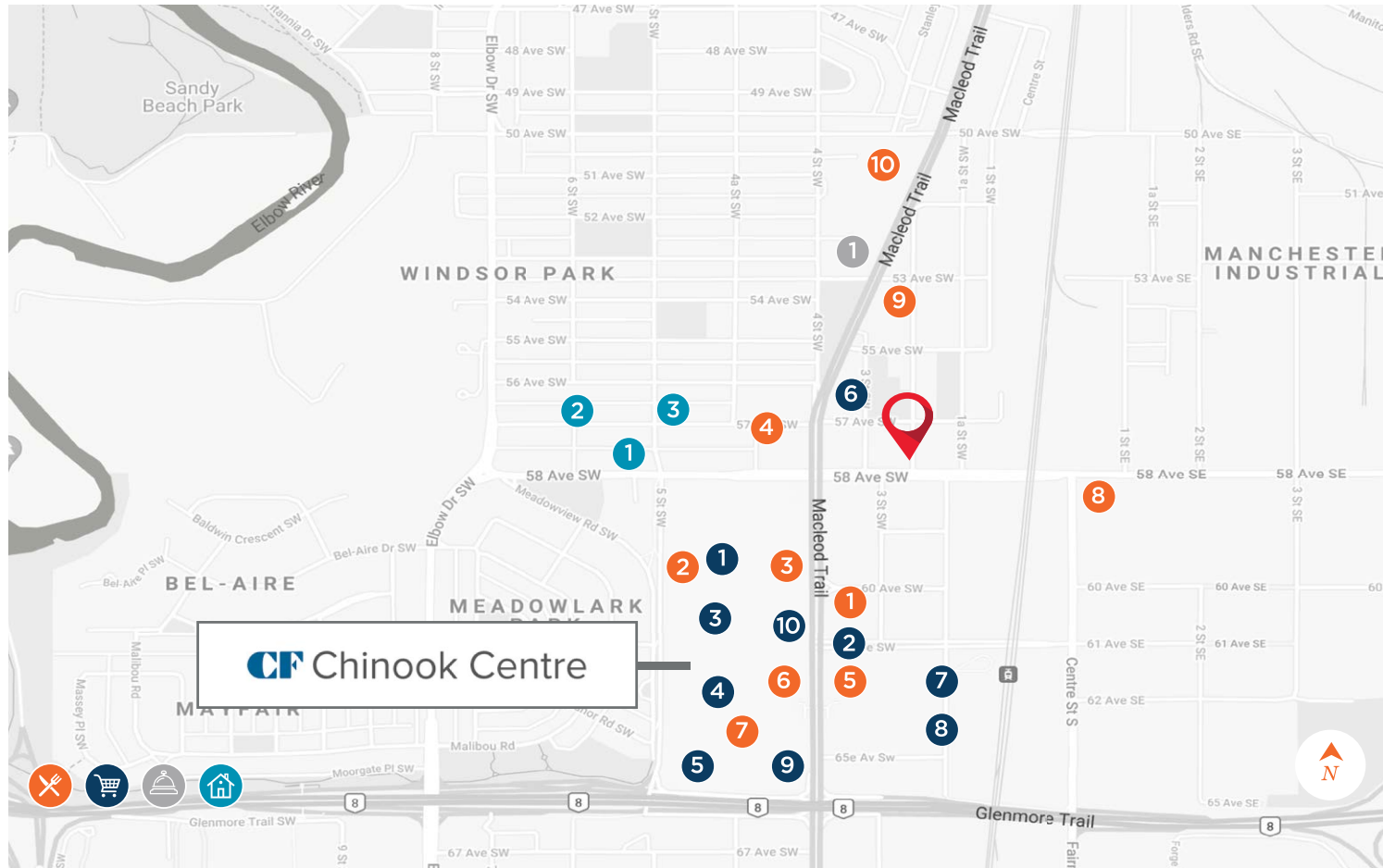
WHY CHOOSE THE WESTON

- ✓ Steps from CF Chinook Centre — Calgary's busiest retail destination
- ✓ Surrounded by affluent neighborhoods (Britannia, Bel-Aire, Mayfair)
- ✓ High traffic exposure from Macleod Trail (60,000+ vehicles/day)



- ✓ Dense daytime workforce and strong residential connectivity
- ✓ Transit-friendly — 8-minute walk to Chinook LRT + bus routes
- ✓ Professionally managed building with modernized HVAC and accessibility

LOCATION



RESTAURANTS

1. Ogam Chicken
2. Tim Hortons
3. Double Zero
4. WOW Bakery
5. Red Lobster
6. Globefish
7. JOEY Chinook
8. Prairie Dog Brewing
9. Starbucks
10. Carl's Jr

RETAIL OPTIONS

1. Saks Fifth Avenue
2. Spirit Leaf
3. Apple
4. Sports Chek
5. Hudson's Bay
6. Silverhill Acura
7. Staples
8. The Home Depot
9. Zara
10. Shoppers Drug Mart

HOTELS

1. Canadas Best Value Inn

MULTI-FAMILY

1. Windsor Place
2. First Assembly Manor
3. Chinook Gardens

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