

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.

# 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)



# OFFICE SPACE

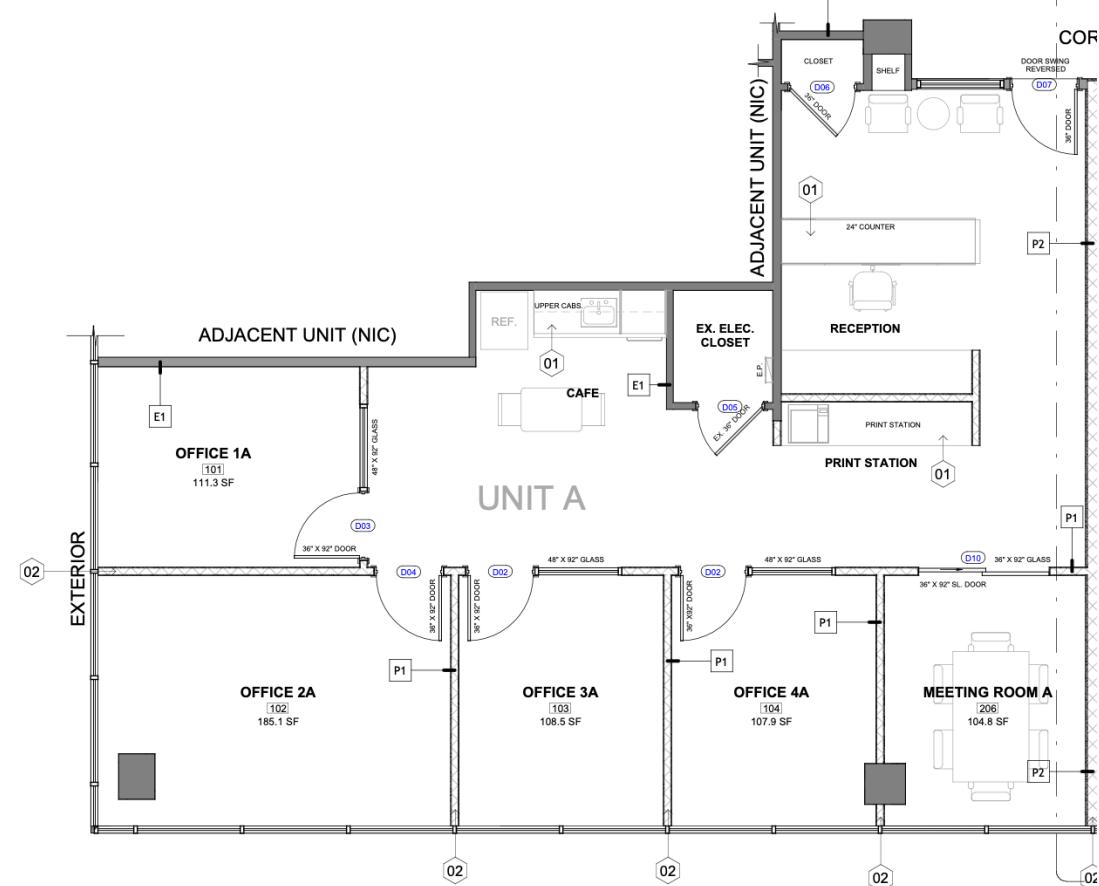
Unit 304 - 1,500 SQ. FT.

## 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

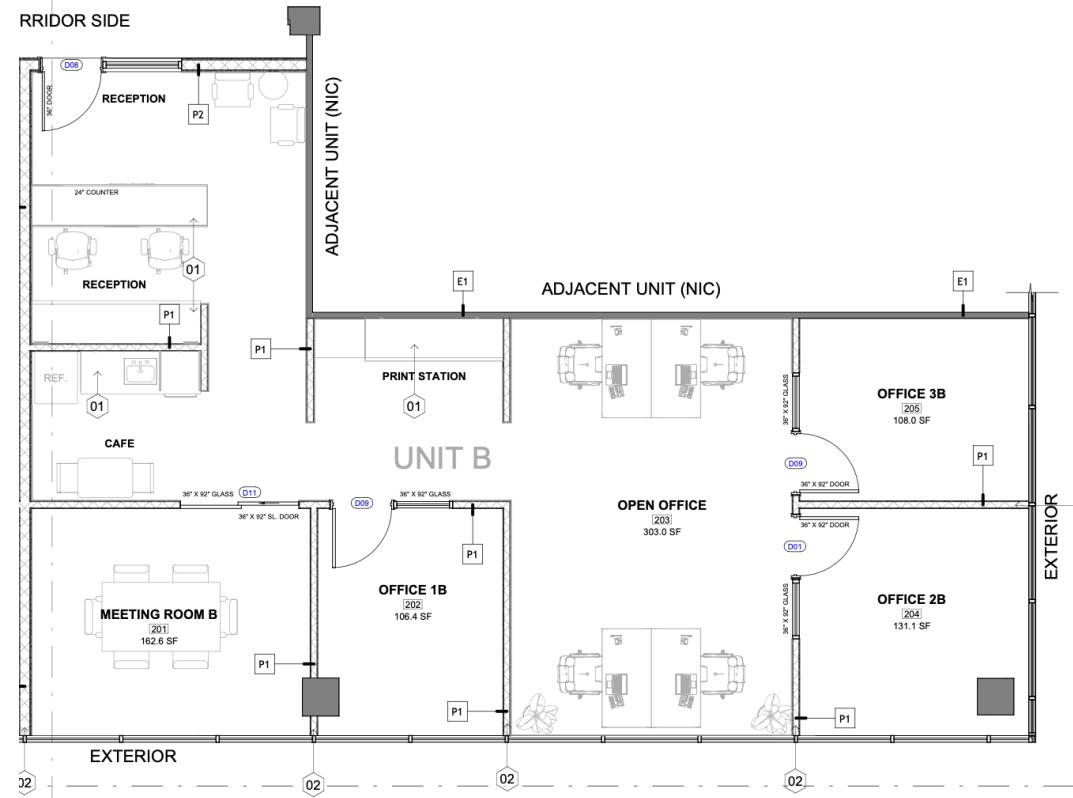
Unit 306 - 1,500 SQ. FT.

## 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



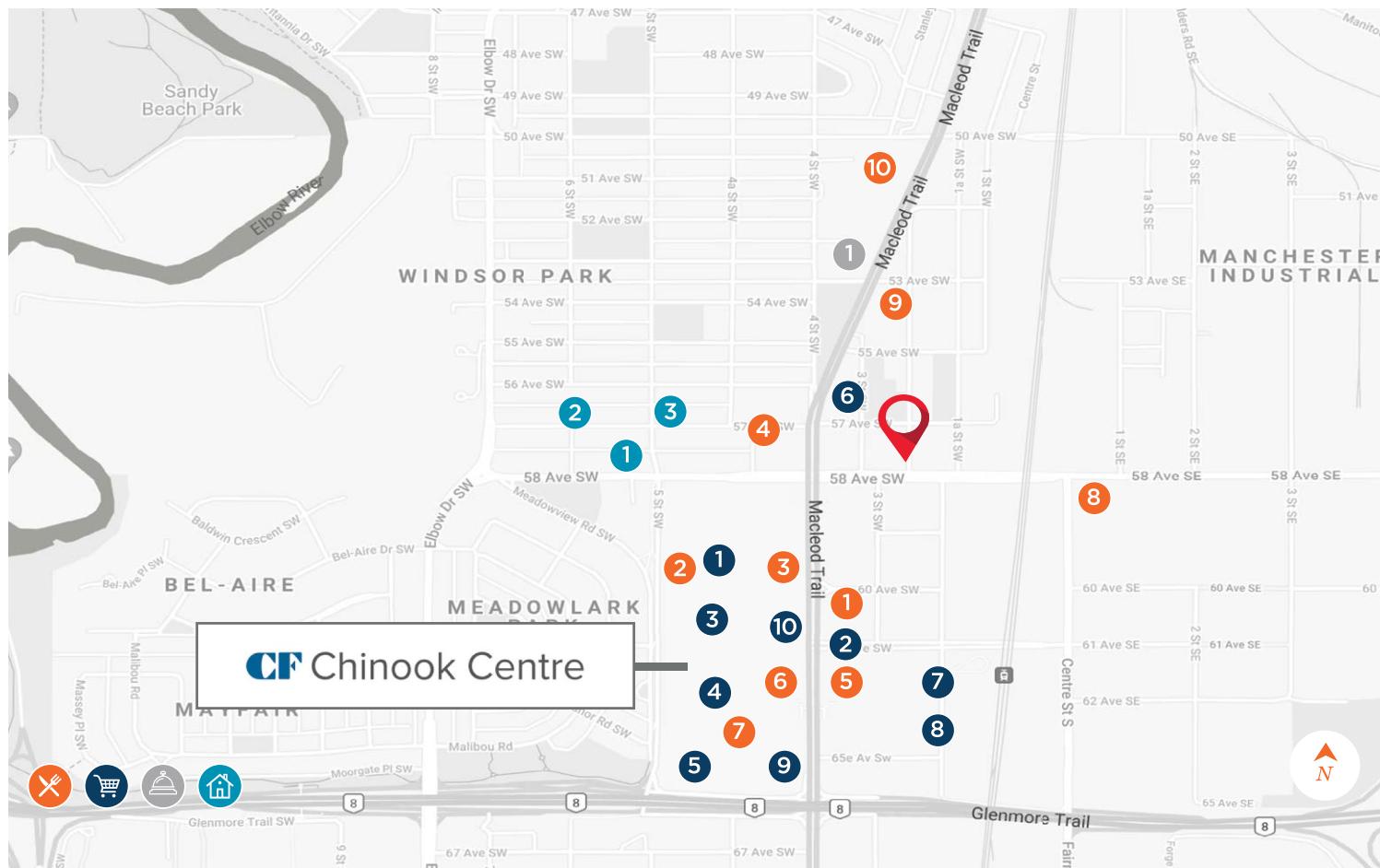
# WHY CHOOSE THE WESTON

- ✓ 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



**The Niazi Group x eXp Realty**

**Suite # 200 5819 2 St SW Calgary AB**

**TheNiaziGroup.com**

**Listing Agent: Talha Niazi**

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