

1480 28 Street NE, Bay 1 & 2

Calgary, Alberta

Blake Ellis

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±5,009 SF Office/Warehouse End-cap Unit



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Calgary, Alberta | T2A 6A2



Rentable Area	Office:	±2,500 SF
	Warehouse:	±2,509 SF
	Total Rentable Area:	±5,009 SF
Zoning	I-G (Industrial-General)	
Loading	2 x Drive-in	
Ceiling Height	21'	
Power	TBV	
Operating Costs	\$8.00 PSF	
Lease Rate	\$14.00 PSF	
Availability	August 1, 2025	

For Lease

I-G

Zoning

\$8.00

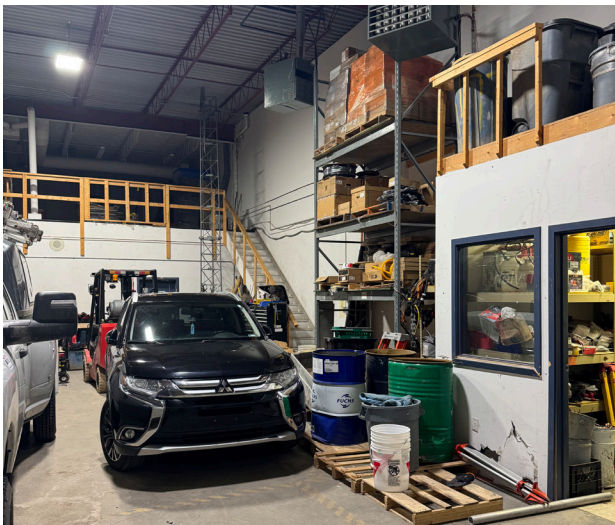
Operating Costs (PSF)

\$14.00

Lease Rate (PSF)

Property Highlights

- + End-cap unit with heavy office component
- + Two drive-in loading doors
- + Ideal for office focused user with some storage required
- + Large, functional mezzanine area free of gross rent
- + Close proximity to Deerfoot Trail, 16th Avenue, Memorial Drive and Stoney Trail NE
- + 10 minutes from downtown Calgary



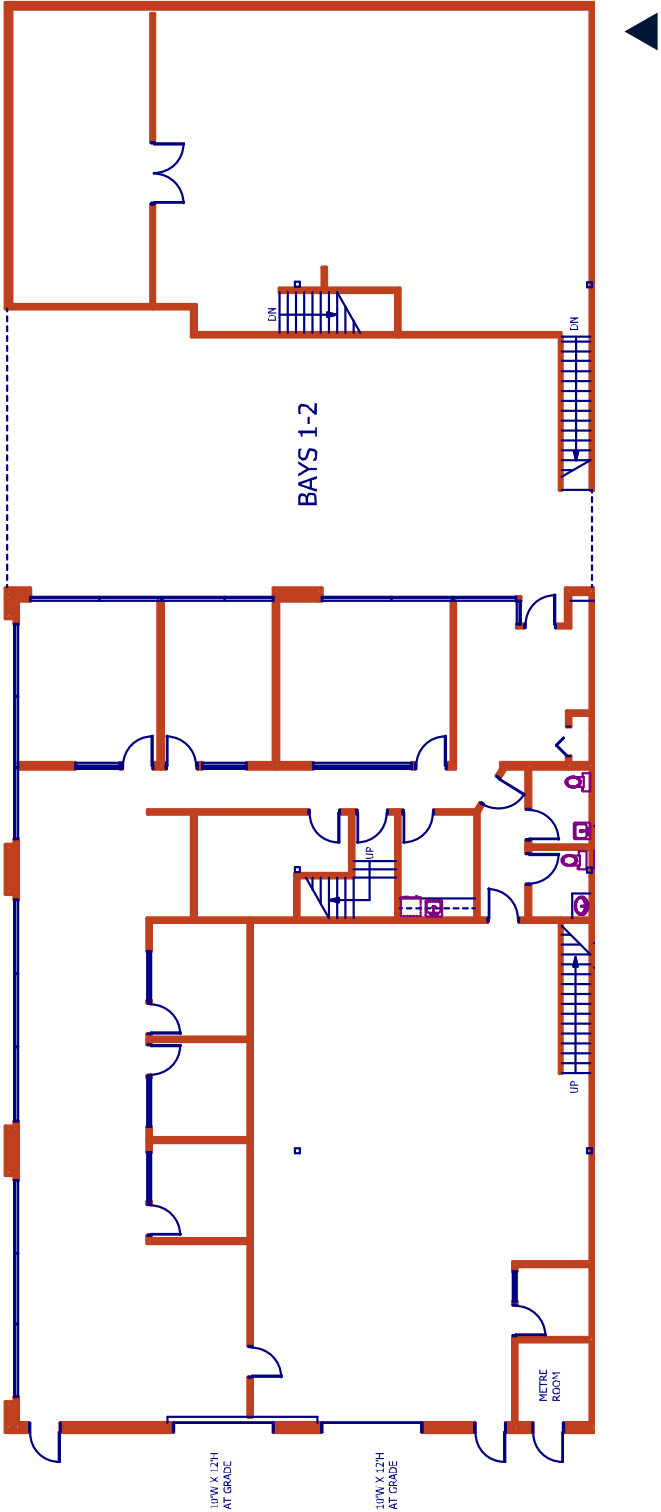
Rentable Area Breakdown

±2,500
Office (SF)

±2,509
Warehouse (SF)

±5,009
Total Rentable Area (SF)

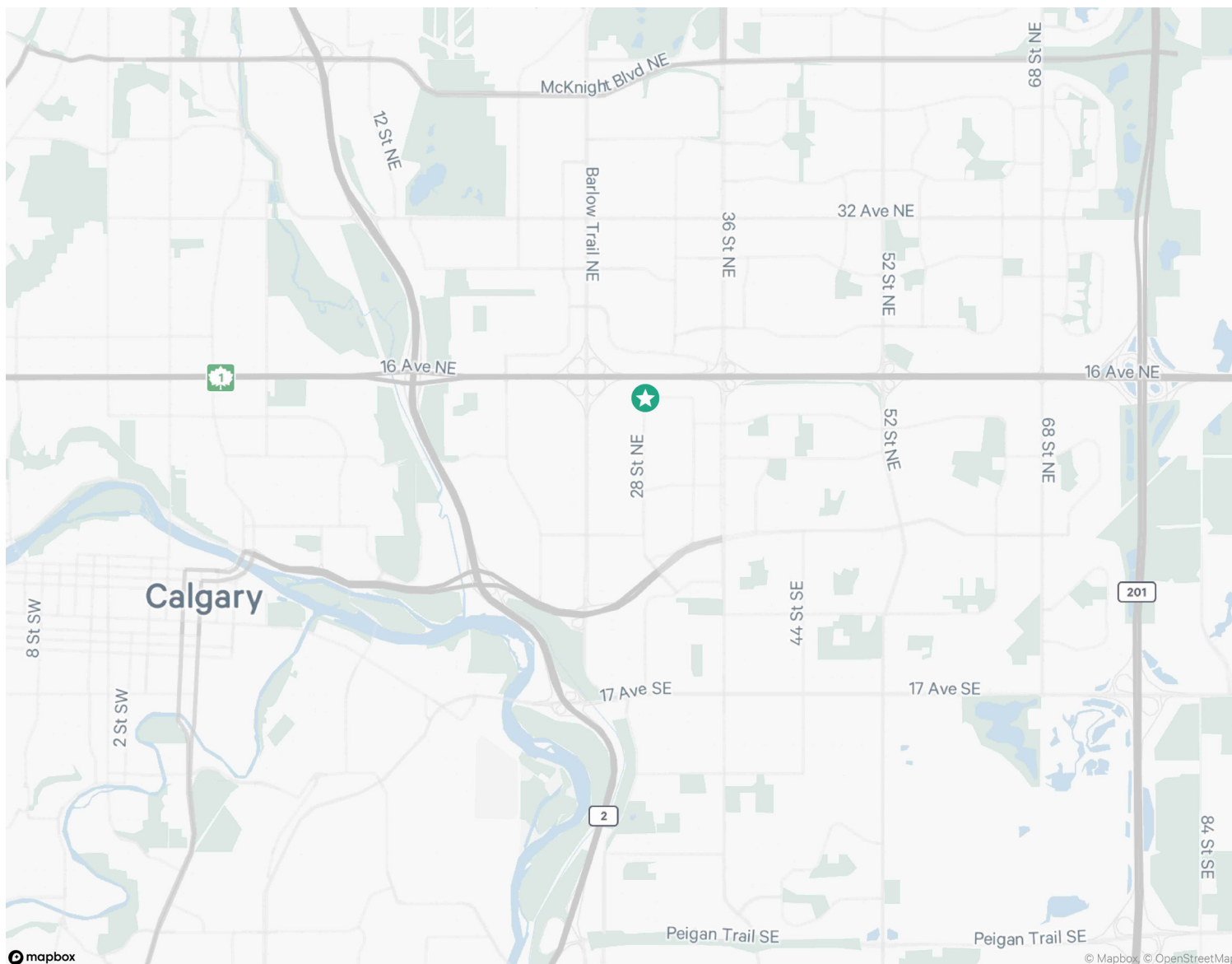
Floor Plan



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For Lease



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