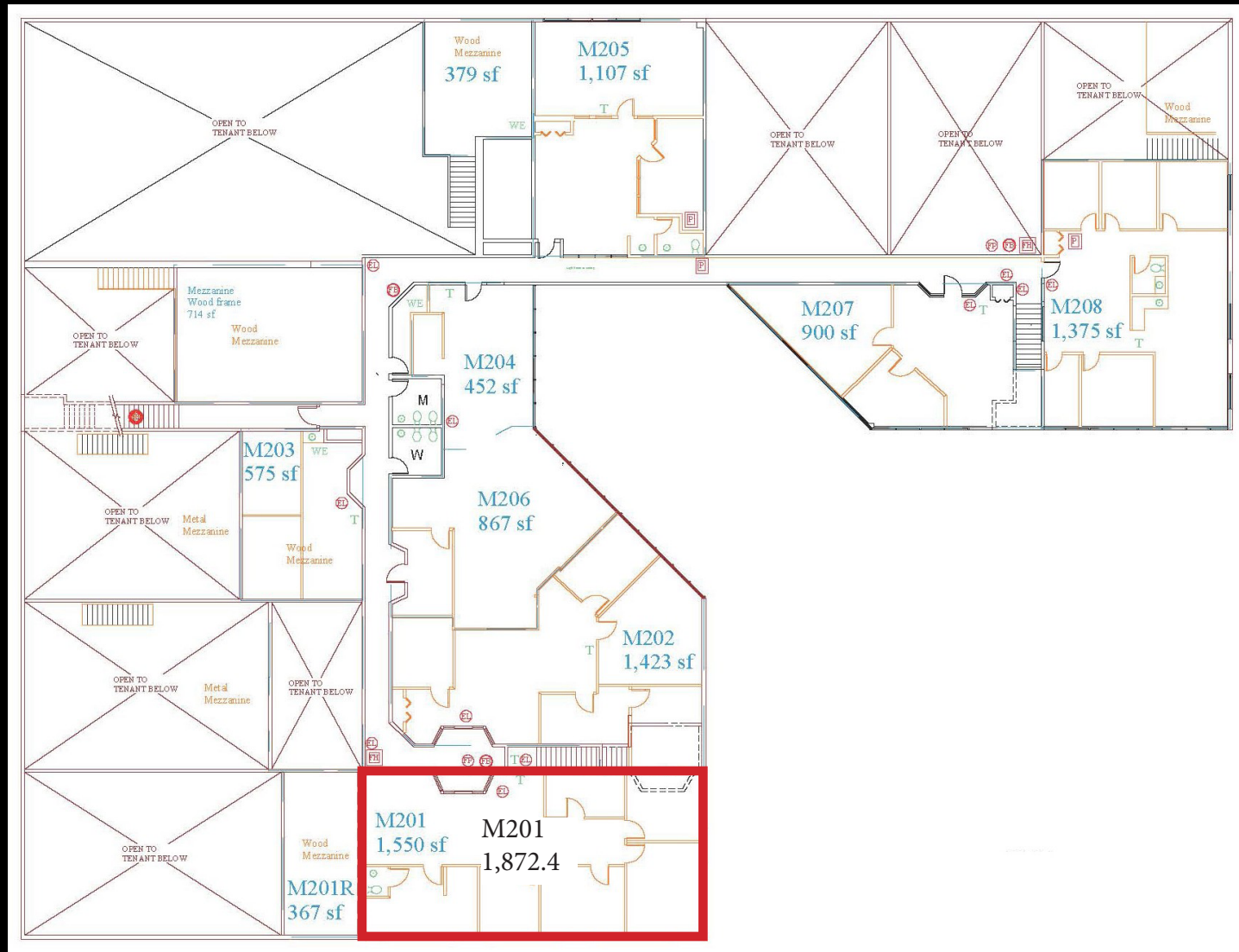


# FLOOR PLAN



# FOR LEASE

OFFICE SPACE



**201, 2915 - 19 STREET NE**  
Calgary, AB

**Cheri Long, Associate Broker**  
403-860-9419 | [clong@royallepagecommercial.com](mailto:clong@royallepagecommercial.com)

**Royal LePage® Solutions, Brokerage**  
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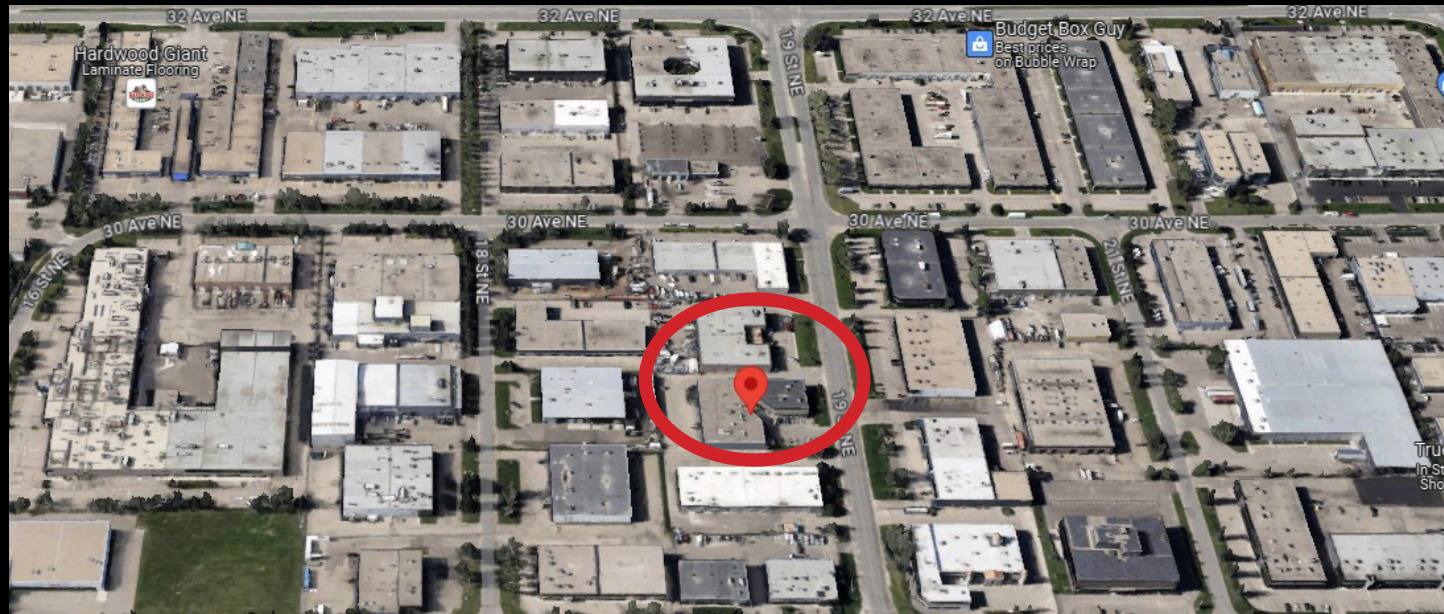
# PROPERTY OVERVIEW

**LEASE RATE: \$5.00/SF**

## Property Features

- Great 2nd floor walk-up unit available
- Located just south of 32 Avenue NE
- Unit 201 has 1,872.4 SF
- Large open reception, 4 large offices, a boardroom, and a kitchenette with a washroom.
- Close to transit (bus line) and walking distance to restaurants
- On-site parking; possible to get 2 designated stalls with this unit.
- Ample visitor parking
- Easy access to Barlow and Deerfoot Trails and 32 Avenue NE
- Base rent of \$5.00/SF; Op Costs of \$10.071/SF (2024)

# AREA MAP



# PROPERTY PHOTOS

