



1,200 sf

Suite 13E (2nd fl.)

600 sf

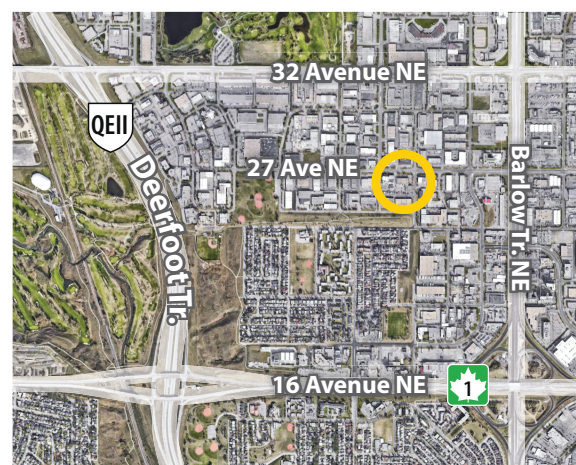
Suite 3A (2nd fl.)

OFFICE SPACE FOR LEASE

THE WINDFIRE
BUILDING

2115 27 Avenue NE, Calgary

» Modern professionally maintained and managed building.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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 **BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS



#not in my city

- » Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.
- » Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Tr.
- » On bus route 32 direct to LRT.
- » Excellent amenities in the area.
- » Boulevard picnic area.
- » Elevator.



Pylon signage available



Pylon signage available

LEASE INFORMATION

ADDRESS: 2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE:

■ 1,200 sq. ft. – Suite 13E (2nd floor)

AVAILABILITY: Immediate

GROSS RENT: \$2,200/mo + GST. Utilities included.

■ 600 sq. ft. – Suite 3A (2nd floor)

AVAILABILITY: Immediate

BASIC RENT: \$13.00 per sq. ft.

OP. COSTS AND TAXES:

Op. Costs: \$9.84 Total: \$13.04 (est., 2026).

Taxes: \$3.02 Utilities included.

NO CHARGE USE OF:



Boardroom for 8+ with presentation equipment.



Fully equipped service kitchen, with seating for 12.



Bike racks.



Showers, and change rooms.

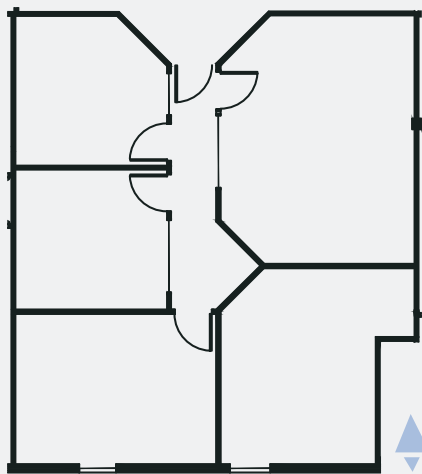
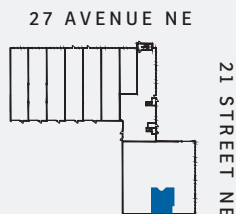


Laundry room.



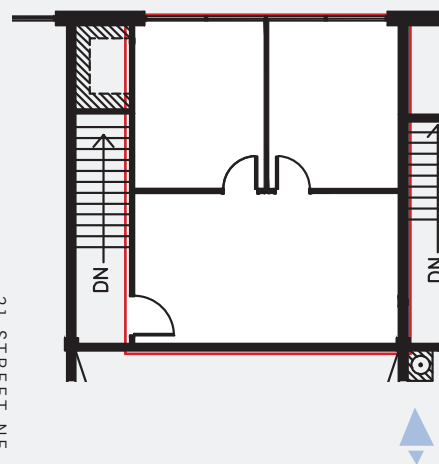
SUITE 13E (2ND FL)

1,200 SQ.FT.



SUITE 3A (2ND FL)

600 SQ.FT.



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