

FOR SALE

Nexus Business Centre

3223 5 Avenue NE
Calgary, AB



Get more
information

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Nexus Business Centre

3223 5 Avenue NE Calgary, Alberta

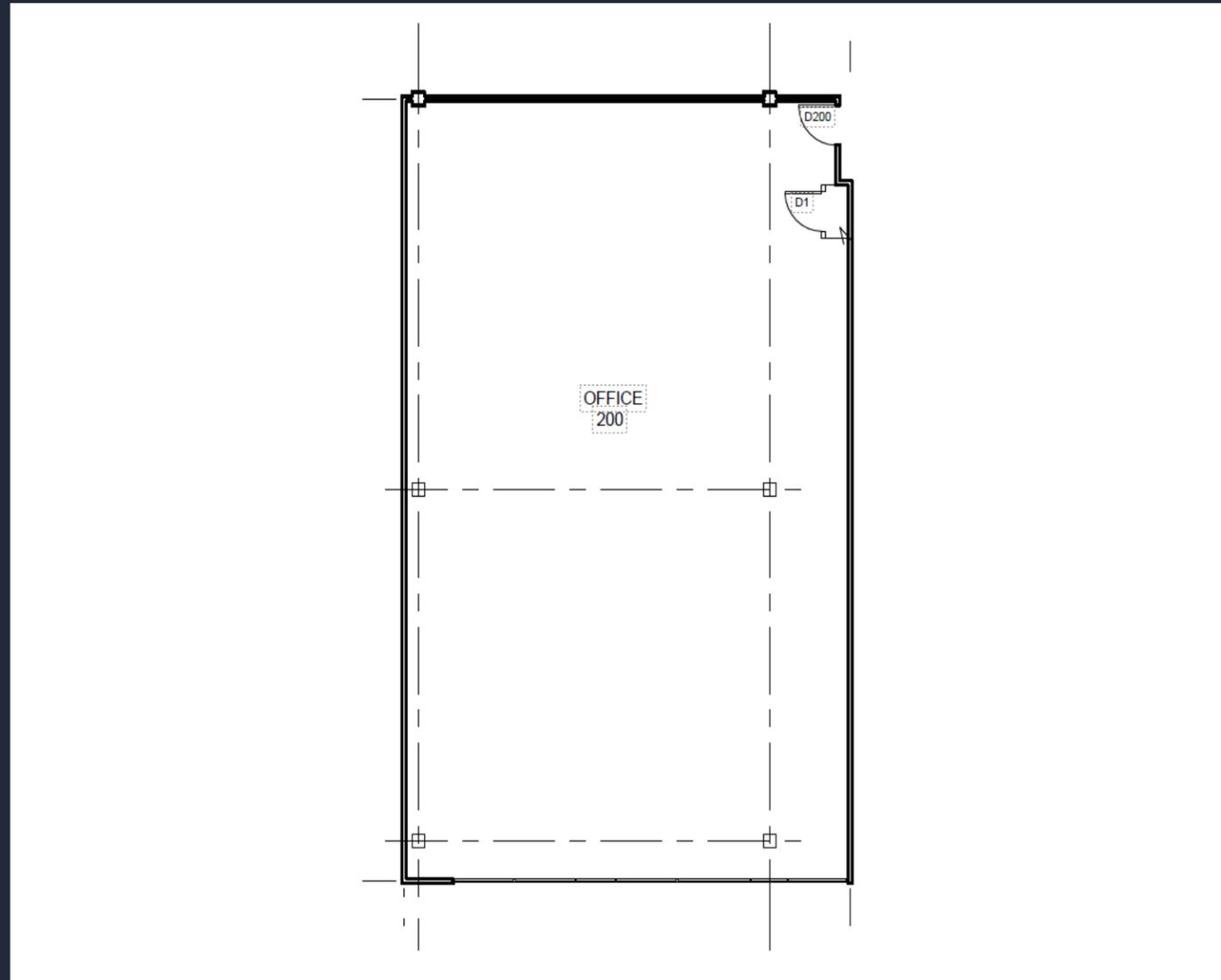
Available Space	Suite 217 2,262 sf
Zoning	I-C Industrial - Commercial
Year Built	2014
Sale Price	\$599,589.00 \$265.00 psf
Property Taxes	\$8,873.00 (2025)
Condo Fees	\$1,362.00 / month
Parking	Surface Scramble - 71 stalls

Nexus Business Centre Suite 217 offers 2,262 square feet of **customizable Class A office space** in northeast Calgary. Featuring an open floor plan with south-facing windows, the suite is filled with **natural light** and provides flexibility for a tailored build-out.

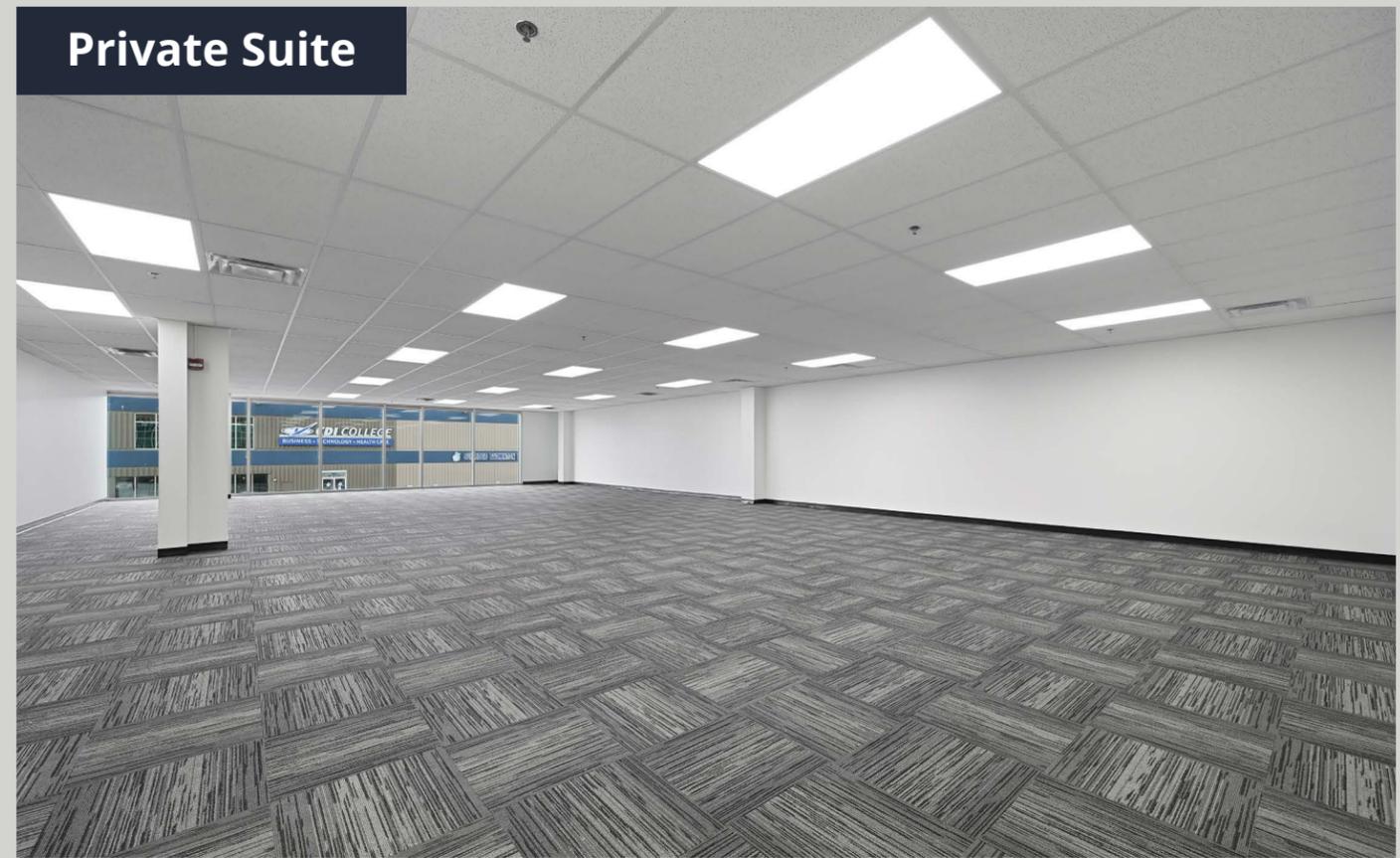
With ample free surface parking, Suite 217 is an **ideal opportunity** for owner-occupiers or investors seeking quality space in a great location.

-  Open workspace with potential for custom build-out
-  High-quality Class A office space
-  Plenty of natural light with south-facing windows
-  Quick access to Barlow Trail, Memorial Drive, Deerfoot Trail
-  Minutes from Marlborough Mall and Downtown Calgary

Suite 217 - 2,262 sf



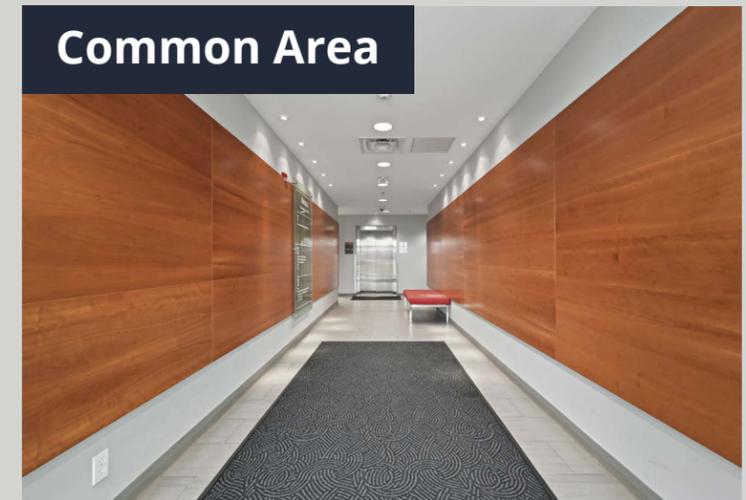
Private Suite



Private Suite



Common Area



Common Area



Nexus Business Centre

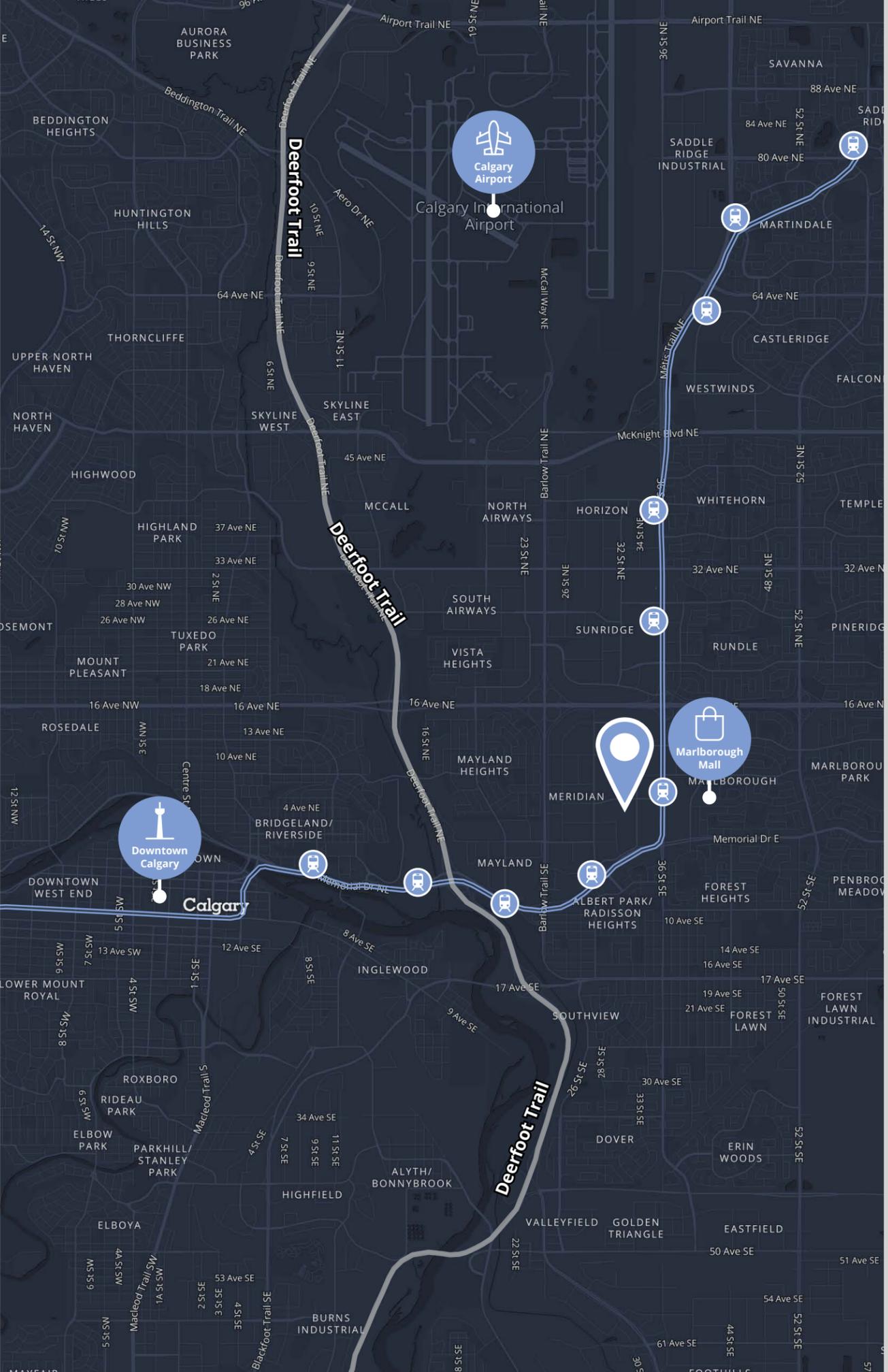
Location overview

Ideally situated in Calgary's northeast, Nexus Business Centre delivers exceptional accessibility to major transportation corridors, including Barlow Trail, Deerfoot Trail, and Memorial Drive. The property is just 10 minutes from Calgary's Downtown Core and 15 minutes from Calgary International Airport, making it a convenient hub for employees, clients, and business partners.

Positioned within the established Nexus Business Park, the development is surrounded by a diverse mix of professional services. The combination of connectivity, parking availability, and a professional business environment makes Nexus Business Centre a strong location for companies looking to grow and thrive in Calgary.

- 4** Minutes (Marlborough Mall)
- 10** Minutes (Downtown)
- 15** Minutes (Calgary International Airport)

Ideal location



Who lives here?

Middle-Class Mosaic: Diverse, middle-income, high-school-educated, urban families

Middle-Class Mosaic represents a varied mix of middle-income households rooted in mature urban communities. This segment is made up of couples, single parents, and larger families, with a balance of first- and second-generation Canadians. Most residents have completed high school or college and earn steady, moderate incomes through trades, service work, and other hands-on professions. Family life plays a central role, with an interest in affordable recreation such as community sports, local theatre, and other neighborhood events. Their lifestyle highlights practicality and balance, shaped by values of wellness, cultural diversity, and active involvement in community life.

<https://prizm.environicsanalytics.com/>

-  **182,133** Population
-  **70,268** Number of households
-  **\$99,213** Average household income
-  **38.9** Median age

Your Vision Our Expertise

To arrange a tour or
receive more information,
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