

NEWLY RENOVATED OFFICE SPACE IN NORTHEAST CALGARY

// 6,956 SF SECOND FLOOR OFFICE

FOR LEASE

1530 27 Avenue NE, Suite 201 A, Calgary, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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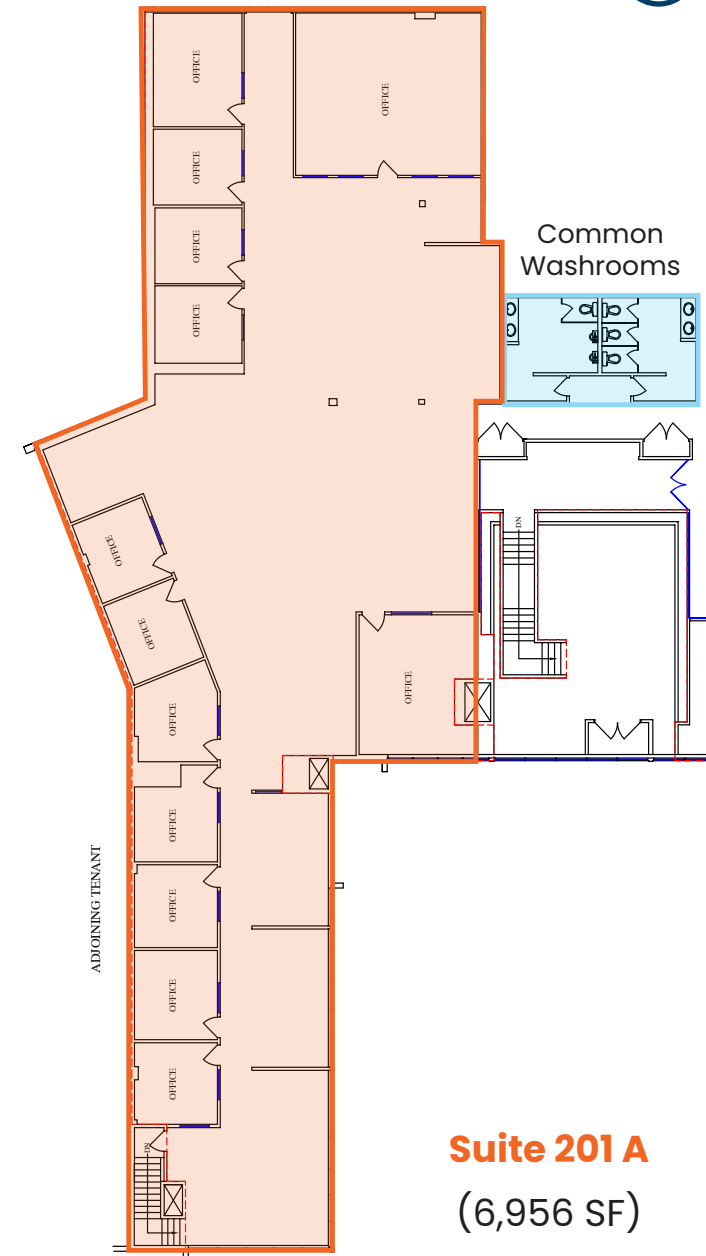
PROPERTY HIGHLIGHTS // 1530 27 Avenue NE, Suite 201 A

PROPERTY OVERVIEW

• ZONING:	I-G (Industrial General)
• DISTRICT:	South Airways Industrial
• SIZE:	6,956 SF
• LEASE RATE:	Market
• OPERATING COSTS (EST. 2025): *Utilities included	\$10.06 PSF
• AVAILABILITY:	Immediate

PROPERTY HIGHLIGHTS

- Office space at McCall Industrial Park
- Recently updated - new paint, carpet, and LED lighting
- Features eleven (11) private offices, two (2) large offices / boardrooms, and large open concept area
- Main floor office space features open concept area
- Common washrooms
- Ample reserved parking
- Utilities included in operating costs
- Janitorial in common areas included
- Bus transportation on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and 38)
- Walking distance to cafes, restaurants, public parks and many other amenities
- Close proximity to 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE



PROPERTY PICTURES // 1530 27 Avenue NE, Suite 201 A





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