



Aggressive Rental Rate

689 sf
Suite 208

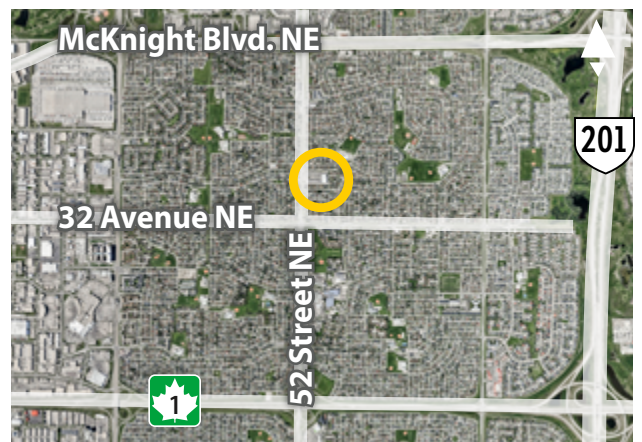
688 sf
Suite 210 **C/L**

695 sf
Suite 221

OFFICE / PROFESSIONAL SPACE FOR LEASE

Temple Crossing
5401 Temple Dr. NE, Calgary

» Located on 52 Street NE which provides excellent access to major traffic arteries.



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Murray Ion, VICE PRESIDENT, PARTNER
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mion@barclaystreet.com



LOCAL EXPERTISE MATTERS



LEASE INFORMATION

MUNICIPAL ADDRESS:
5401 Temple Dr. NE, Calgary

AVAILABLE FOR LEASE:

SECOND FLOOR OFFICES:

» 689 sq. ft. — Suite 208
 » 688 sq. ft. — Suite 210 **C/L** } 1,377 sq. ft.
 » 695 sq. ft. — Suite 221

~~» 672 sq. ft. — Suite 201 — LEASED~~

~~» 2,541 sq. ft. — Suite 226 — LEASED~~

~~» 4,526 sq. ft. — Suite 232 — LEASED~~

AVAILABILITY: Immediate

PARKING:

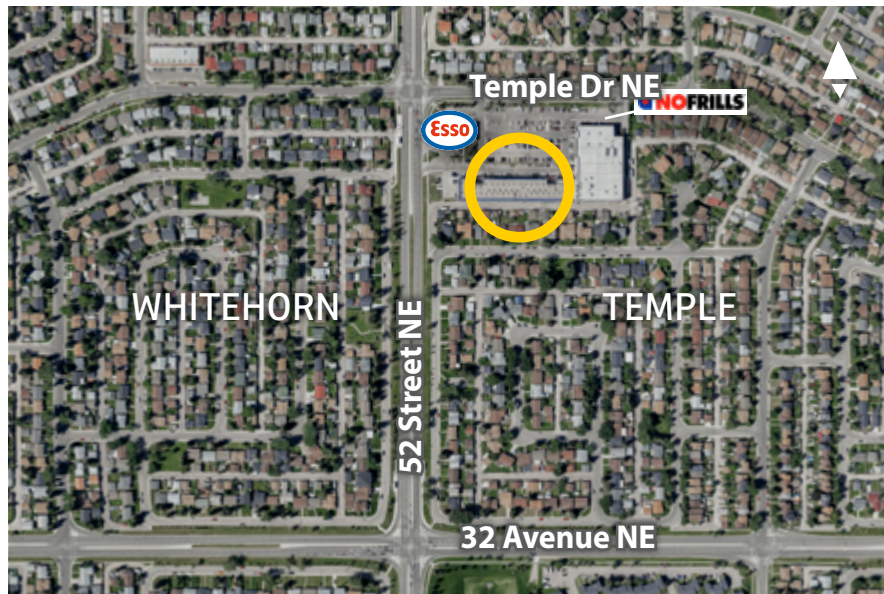
» Ample surface.
 » Underground/Covered parking available

OP. COSTS AND TAXES:

\$20.59 (est.). Utilities included

LEASE RATE:

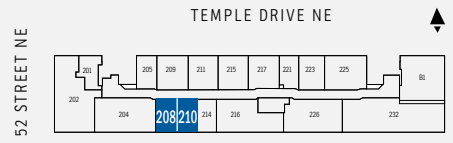
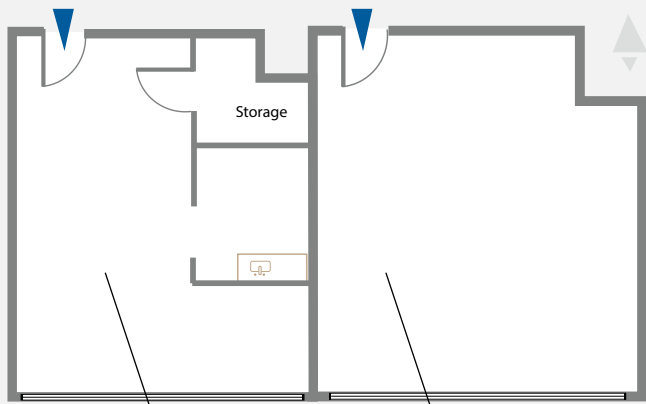
Aggressive rental rate



- » 2-storey well-established multi-tenant building.
- » Elevator access.
- » Excellent access to 32 Avenue NE, McKnight Blvd. NE, Trans-Canada Hwy via 52 Street NE.
- » Many amenities in the building including No Frills and Dollarama.



Building's lobby

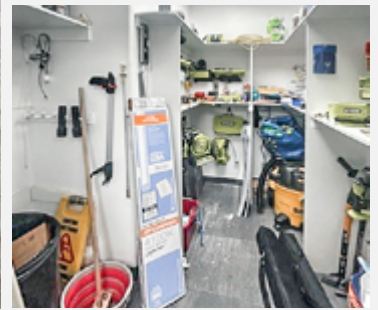
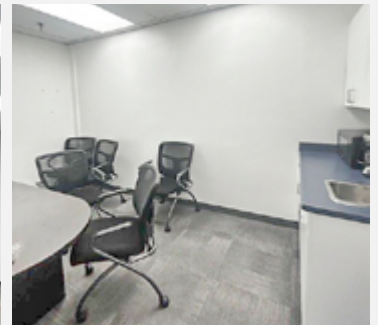


SUITE 208
689 SF

SUITE 210
688 SF

CONTIGUOUS **1,377** SF

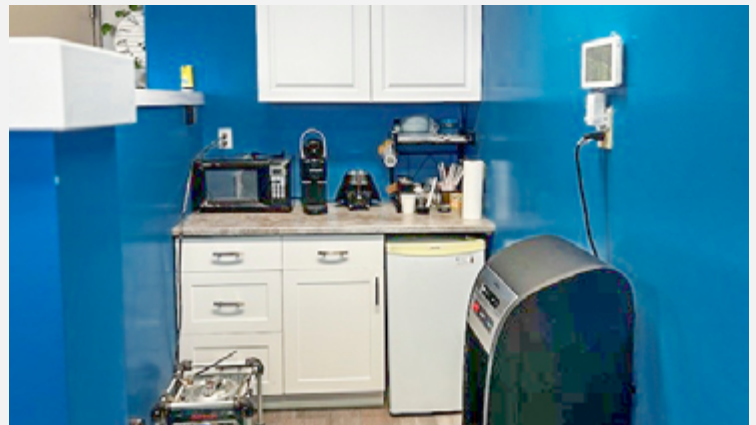
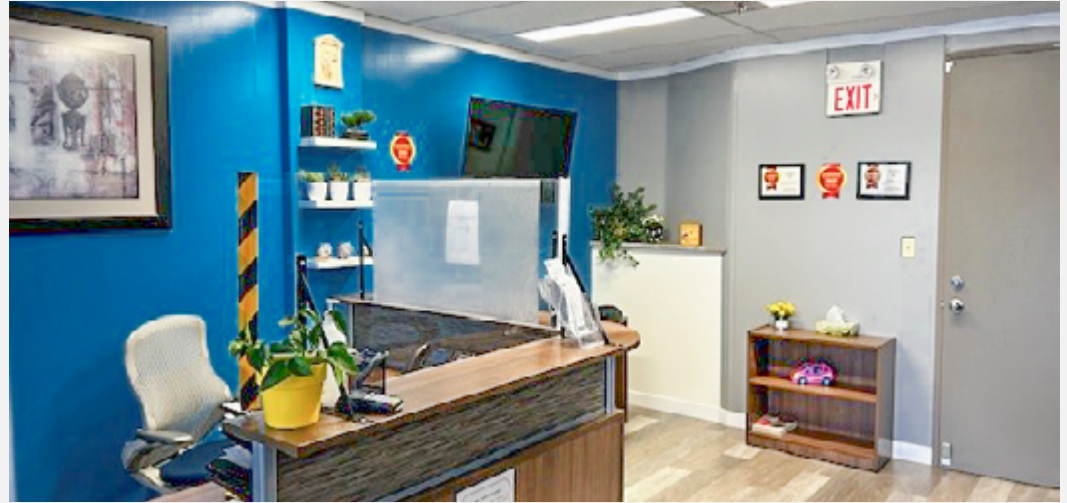
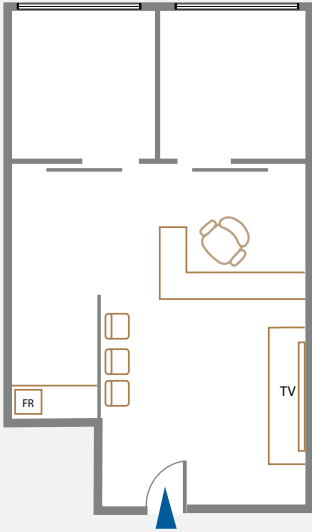
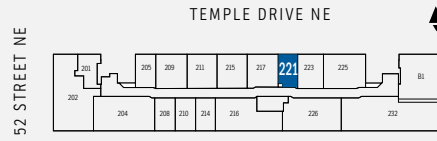
SUITE 208
689 SF



SUITE 210
688 SF
C/L



SUITE 221
695 SF



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