



Aggressive Rental Rate

734 sf

Suite 205

689 sf

Suite 208

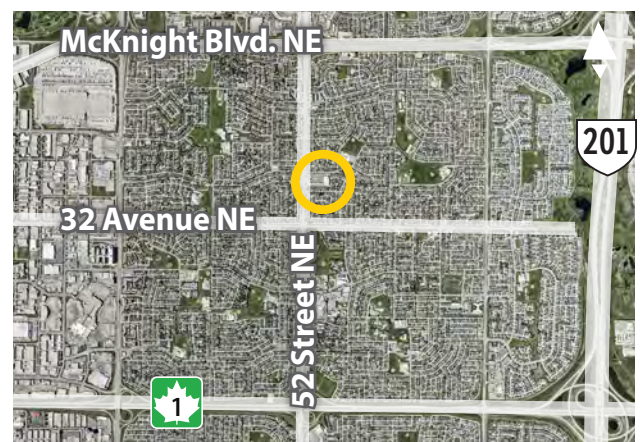
695 sf

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:

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**BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS



#not in my city



LEASE INFORMATION

MUNICIPAL ADDRESS:
5401 Temple Dr. NE, Calgary

AVAILABLE FOR LEASE:

SECOND FLOOR OFFICES:

- » 734 sq. ft. — Suite 205
- » 689 sq. ft. — Suite 208
- » 695 sq. ft. — Suite 221

~~» 688 sq. ft. — Suite 210 — LEASED~~

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

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

AVAILABILITY: Immediate

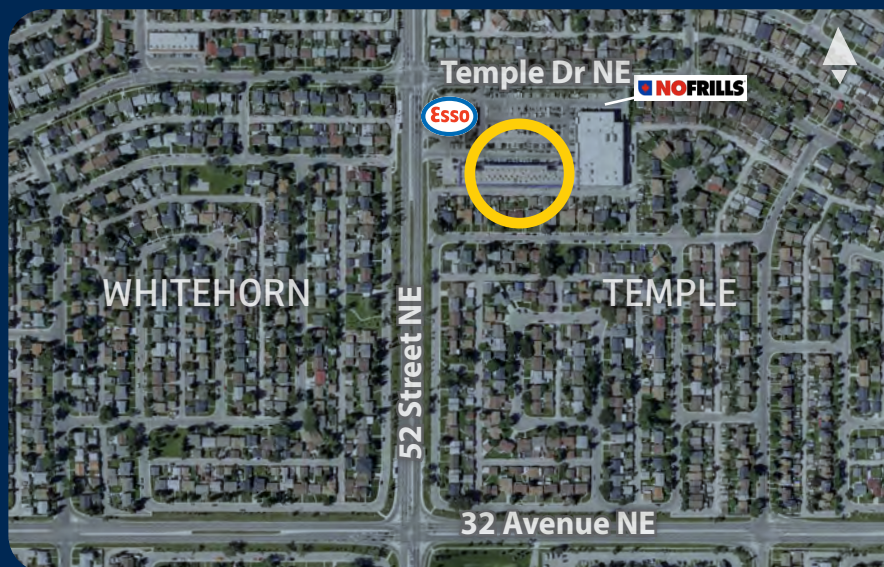
PARKING:

- » Ample surface.
- » Underground/Covered parking available

OP. COSTS AND TAXES:
\$20.59 (est.). Utilities included

LEASE RATE:

Aggressive rental rate



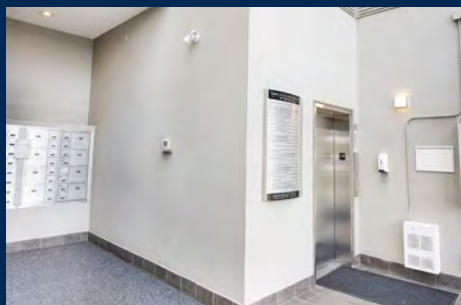
Well-established two-storey multi-tenant building with excellent connectivity, offering convenient access to 32 Avenue NE, McKnight Boulevard NE, the Trans-Canada Highway, and 52 Street NE.



Elevator access.

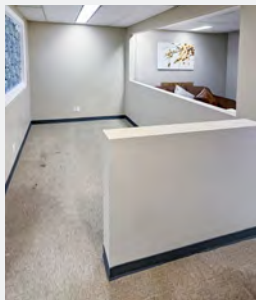
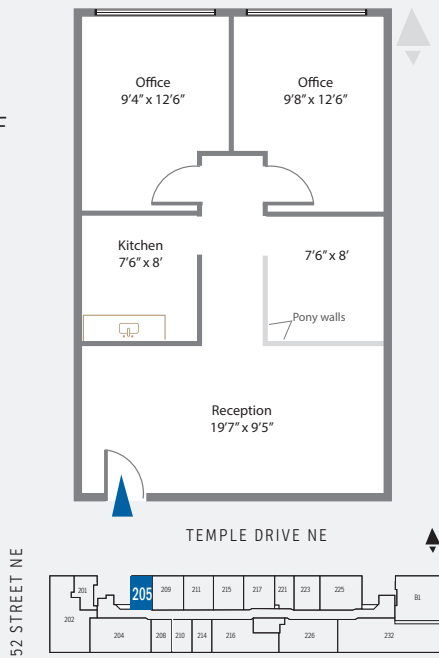


Many amenities in the building including *No Frills* and *Dollarama*.

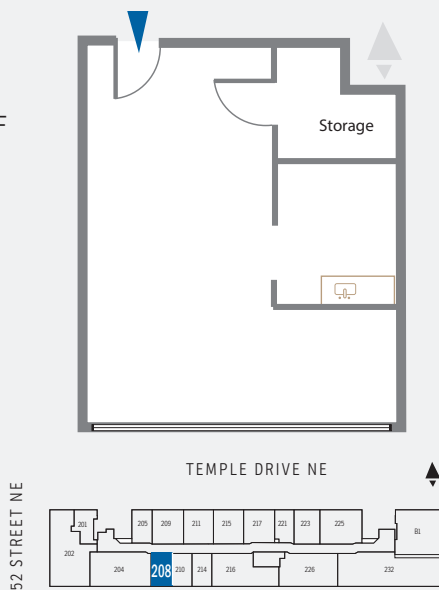


Building's Lobby

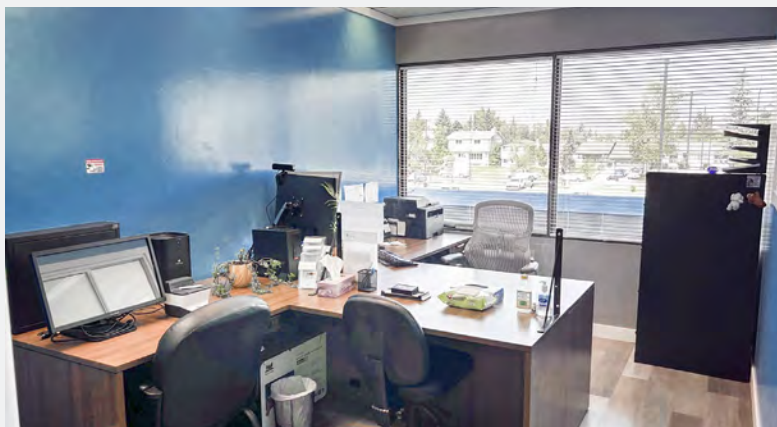
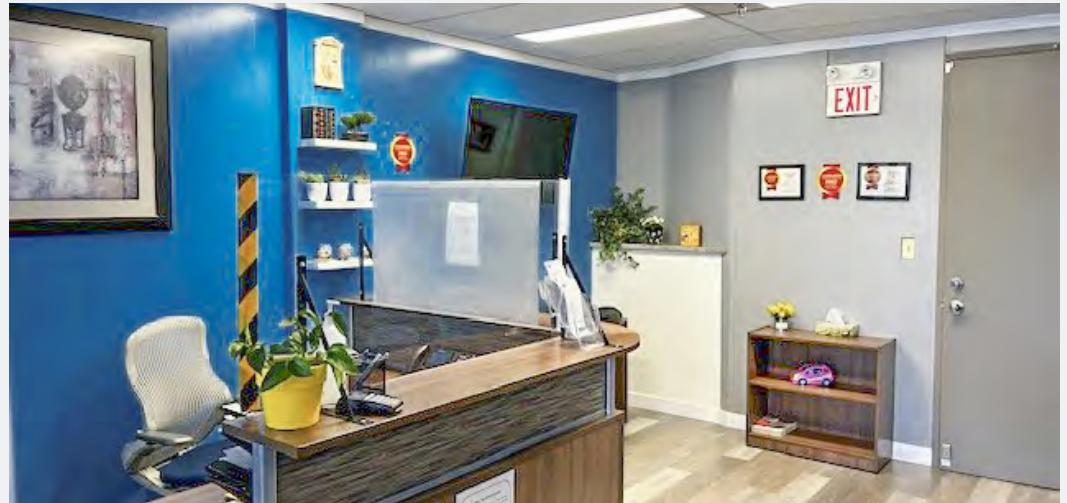
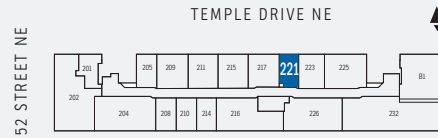
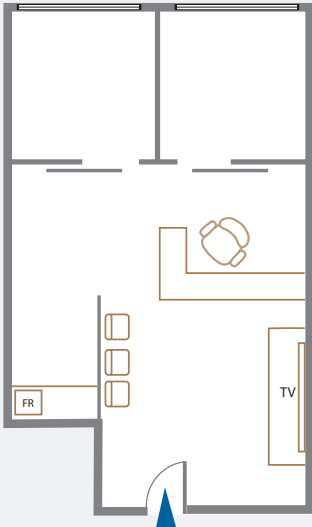
SUITE 205
734 SF



SUITE 208
689 SF



SUITE 221
695 SF



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