

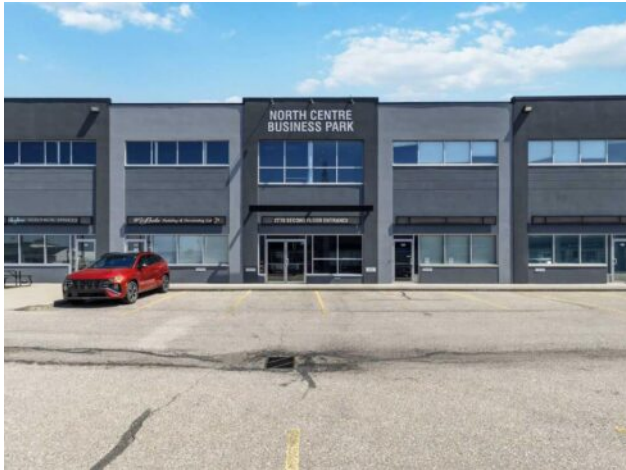


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

221, 2770 3 Avenue NE
Calgary, Alberta

MLS # A2333231



\$2,500 per month

Division: Meridian

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,175 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

PROFESSIONALLY FINISHED SECOND-FLOOR OFFICE CONDO FOR LEASE in Calgary's highly sought-after Franklin Industrial Park! This 1,175 SQ. FT. office space offers an efficient and functional layout featuring a welcoming RECEPTION/WAITING AREA, FOUR PRIVATE OFFICES (THREE WITH WINDOWS), a GALLEY KITCHEN, an IN-SUITE WASHROOM WITH SHOWER, and a convenient STORAGE ROOM. Bright, well-maintained, and move-in ready, this space is ideal for a wide range of professional, administrative, medical, or consulting businesses. Located in a modern and attractive complex with EXCELLENT ACCESS to Memorial Drive, Barlow Trail, Deerfoot Trail, and the Trans-Canada Highway, and just 10 MINUTES TO DOWNTOWN CALGARY AND YYC INTERNATIONAL AIRPORT. Offered at \$2,500/MONTH GROSS RENT, including ALL OPERATING COSTS AND PROPERTY TAXES, providing exceptional value and predictable occupancy costs. OFFICE FURNITURE IS NEGOTIABLE, and the owner is also open to SELLING THE UNIT, offering flexibility for both tenants and owner-users. DON'T MISS THIS RARE OPPORTUNITY IN A HIGH-DEMAND LOCATION—BOOK YOUR PRIVATE SHOWING TODAY!