



GRASSROOTS
REALTY GROUP

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5102, 2255 32 Street NE
Calgary, Alberta

MLS # A2340023



\$5,514 per month

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,502 sq.ft.

Zoning: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

High-exposure 1,503 SF modern corner office unit available for immediate sublease within the established Shoppes at Sunridge development. The premises feature a functional, professionally improved layout with a reception and waiting area, five private offices, boardroom, kitchen/lunchroom and washroom, along with excellent exposure along 32 Street NE and ample on-site parking. Located in Calgary's established Sunridge commercial corridor, the property is surrounded by major retailers, restaurants, hotels and everyday amenities, with convenient access to Deerfoot Trail, Stoney Trail and Calgary International Airport. Sublease rates start at \$25.00 PSF with estimated 2026 operating costs of \$16.93 PSF and a lease expiry of February 28, 2031.