

2705 CENTRE STREET NW, CALGARY, AB

AVAILABLE SPACE

2ND FLOOR OFFICE (Walk-Up) Space can be taken as is, or sub-divided

Suite #203 – 2,524 sq. ft. (as is or sub-divided into or 1,575 and 949 sq. ft)

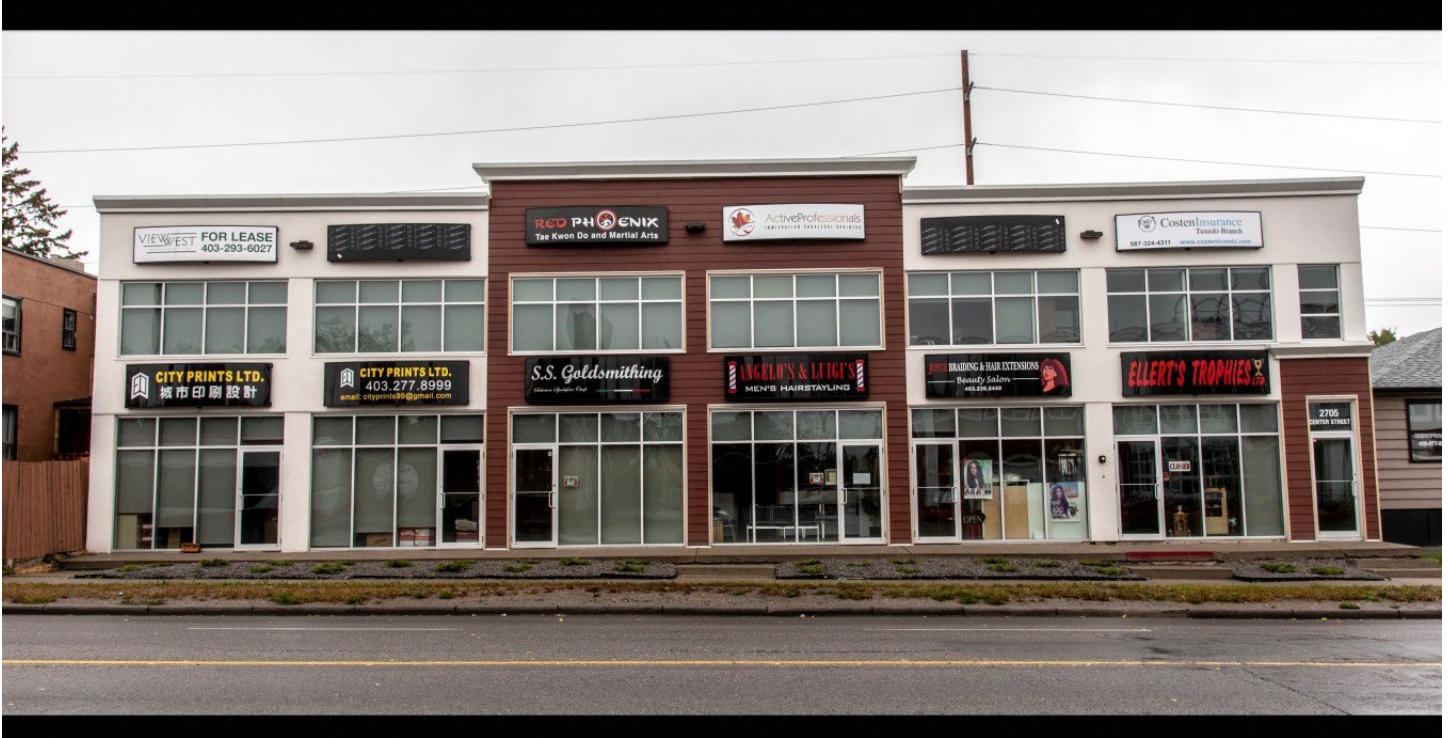
Zoning: C-COR2 - Allowing wide range of uses

Rental Rate: Market Rate

Operating Costs: \$12.06 p.s.f

Property Taxes: \$3.29 p.s.f

Total: \$15.35 p.s.f (2024 Estimate)



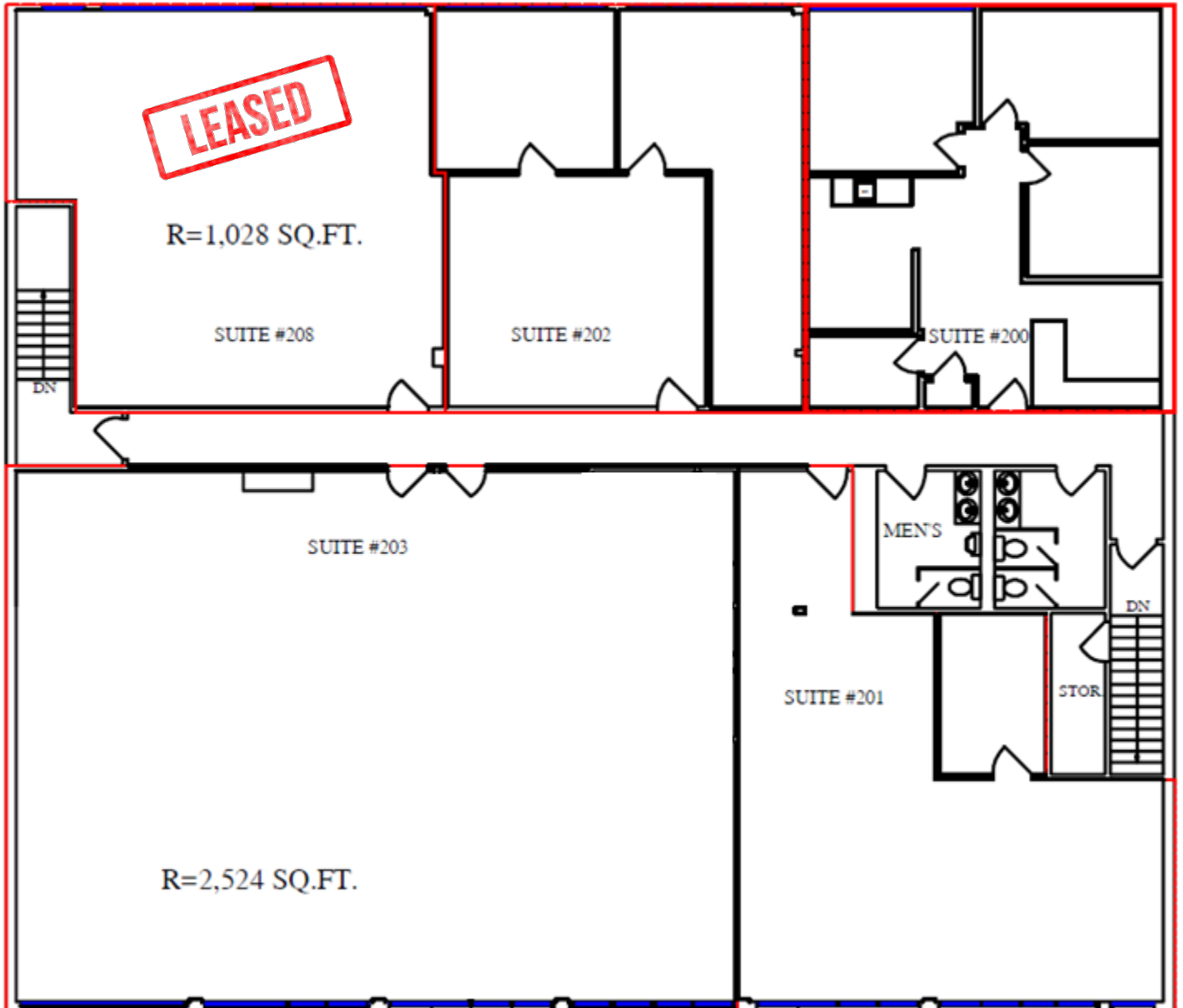
LOCATION FEATURES:

- Approximately 16,000 vehicles a day
- Building front signage available
- Opportunity to have space built out to suit tenant use – **TURNKEY OPPORTUNITY**



*For more details please contact at (403) 293-6027
or via e mail at vw@viewwest.net*

SUITE # 203, SECOND FLOOR PLAN



SUITE # 203, SECOND FLOOR
PROPOSED SUB-DIVISION

COMMON CORRIDOR

