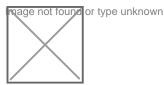


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 123, 2340 PEGASUS WAY NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30750

MLS ID: A2224500

\$8



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- PREP Realty
- **403-270-4682**

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123, 2340 Pegasus Way NE, Calgary , Alberta T2E8M5

**Transaction Type** 

For Lease

Lease Frequency

Annually

**Sub Lease** 

1

Year Built

2000

**Property Sub Type** 

Office

**Commercial Amenities** 

Boardroom, Exercise

Room, Kitchen, Lunchroom, Mezzanine, Shower, Storage

Restrictions

Airspace Restriction, Landlord Approval, Noise

Restriction

**Days On Market** 

66

**Lease Term** 

Other

Subdivision

Pegasus

**Structure Type** 

Office

Building Area (Sq. Ft.)

12226.00

**Access to Property** 

Airport Nearby, Paved Road, Public

Transportation Nearby

Reports

Floor Plans, Information Package

**Lease Amount** 

8.00

Lease Term Remaining

31

**Building Type** 

Condo Complex

Property Type

Commercial

Building Area (Sq. M.)

1135.82

**Inclusions** 

Office furniture and kitchen

appliances

Calling all office users! Available for sublease, this expansive industrial office offers over 12,000 sqft of flexible space, perfect for a growing business or team. Featuring high ceilings and a variety of functional workspaces, this property includes: 21 open workstations for collaborative work; 10 private offices (4 with exterior doors, ideal for meeting rooms or executive spaces); Open-concept mezzanine with 2 additional offices; Filing/storage room to keep your operations organized; Restrooms conveniently located on each floor; A drive-in bay; An exercise room with a private shower and storage lockers for employee convenience; A spacious kitchen and eating area perfect for breaks and team meals; 29 assigned parking stalls, ensuring ample parking for your team and visitors. Located just minutes from the Calgary International Airport, with easy access to major routes including Barlow Trail and McKnight Blvd, and bus stops nearby. This location is ideal for businesses seeking both convenience and accessibility. --Sublease term expires December 31, 2027. Incentives are available for incoming sub-tenants. Don't miss out on this incredible space! Schedule a viewing and explore all the possibilities this property has to offer.

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