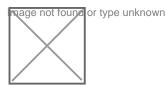


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1227 38 AVENUE NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31127

MLS ID: A2234990

\$3,900



**△** GURMINDER BISLA

**2** (587) 664-4065

□ RE/MAX Complete Realty

**403-930-8555** 

1227 38 Avenue NE, Calgary , Alberta T2T 2J3

**Transaction Type** 

For Lease

**Days On Market** 

3900.00

i di Lease

Lease Frequency

Monthly

Subdivision

McCall

63

**Building Type**Commercial Mix

**Lease Amount** 

Year Built

1977

Structure Type Mixed Use Property Type Commercial

**Property Sub Type** 

Office

Building Area (Sq. Ft.)

1613.00

Building Area (Sq. M.)

149.85

Inclusions

n/a

Restrictions

Non-Smoking Building, None Known

Reports
Aerial Photos

Located at 1227 38 Avenue NE, this brand-new second-floor office space is now available for lease and offers the perfect setup for a professional business environment. The layout includes six spacious private offices plus a large boardroom, Kithcen area making it ideal for teams that require both individual workspaces and collaborative meeting areas. With modern finishes, ample natural light, and a professional design, the space provides a fresh and welcoming atmosphere. Conveniently situated with quick access to Deerfoot Trail, McKnight Boulevard, and Calgary International Airport, calgary downtown it ensures excellent connectivity for clients and staff alike. The building features a private entrance, ample surface parking, and is well-suited for various professional uses such as law firms, accountants, consultants, or tech companies. This is a turnkey leasing opportunity in a sought-after NE Calgary location—available for immediate possession.

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