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201, 2705 CENTRE STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
33414


MLS ID:
A2276862

\$10



 **JOE VIANI**
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 REMAX Innovations
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 201, 2705 Centre Street N, Calgary , Alberta T2E 2V5

Transaction Type

For Lease

Days On Market

2

Subdivision

Tuxedo Park

Building Type

Office Building

Year Built

1971

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Building Area (Sq. Ft.)

1077.00

Building Area (Sq. M.)

100.06

Inclusions

N/A

Restrictions

Call Lister

Reports

Call Lister

Well-laid-out 1,077 sq.ft. second-floor office available in a recently renovated building on busy Centre Street North. The suite features a wall of windows allowing floor loads of natural light and is thoughtfully divided into four private offices, a flexible space that could serve as a reception area or fifth office, a sitting/reception area, and a coffee station with sink. The building's high-traffic location offers excellent exposure, convenient access to Calgary's downtown core, Deerfoot Trail (north-south), and 16th Avenue (east-west), with both on-site and street parking available. The C-COR2 zoning allows for a wide range of uses, and the location provides opportunities for prominent building signage. Base rent is \$10.00 per sq.ft., with operating costs estimated at \$16.00 per sq.ft. for 2026.

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