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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**



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201, 2705 Centre Street N, Calgary , Alberta T2E 2V5

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Subdivision</b>
For Lease	2	Tuxedo Park
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Office Building	1971	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Office	1077.00
<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>	<b>Restrictions</b>
100.06	N/A	Call Lister
<b>Reports</b>		
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 for 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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