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610, 634 6 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33728


MLS ID:
A2281493

\$6,000



 **YAN GONG**
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 RE/MAX House of Real Estate
 403-287-3880

 610, 634 6 Avenue SW, Calgary , Alberta T2P 0S4

Transaction Type For Lease	Title Fee Simple	Days On Market 2
Lease Amount 6000.00	Lease Frequency Monthly	Lease Term Negotiable
Zoning CR20-C20/R20	Subdivision Downtown Commercial Core	Building Type Commercial Mix,High Rise,High Tech,Mixed Use,Office Building,Retail
Year Built 2013	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 1610979	Building Area (Sq. Ft.) 2586.50
Building Area (Sq. M.) 240.29	Electric Certified Volts/Amps	Heating Central,Natural Gas
Inclusions Negotiable	Restrictions Board Approval,None Known	Reports Floor Plans,Title

Prime Downtown Calgary Office Condo for Lease or Sale. Move-In Ready | Plus 15 Access. A rare opportunity to lease a fairly new, fully built-out office condo in one of the BEST locations in Calgary's downtown core. Just one block from the C-Train station, this premium office space offers unbeatable accessibility and convenience for professionals and clients alike. Ideally situated steps from the Courts Centre and surrounded by major downtown office towers, the unit is directly connected to the secure Plus 15 pedestrian skyway system—the world's largest elevated walkway network, featuring 86 bridges and over 16 km of weather-protected access throughout downtown. Office features include: 7 spacious private offices. Dedicated boardroom / meeting room. Professional reception area. Kitchen area. Storage area. Efficient, functional layout ideal for professional services, legal, consulting, education or corporate use etc. The space is move-in ready, and all existing furniture can be included, allowing for immediate occupancy with minimal setup cost. Act fast—downtown office units with this location, layout, and Plus 15 connectivity are rare. Contact today to arrange a private viewing before it's gone.

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