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204, 136 17 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34882


MLS ID:
A2302041

\$13



 **GERRY MACDONALD**
 (403) 291-0425

 CMS Real Estate Ltd.
 403-291-0425

 204, 136 17 Avenue NE, Calgary , Alberta T2E 1L6

Transaction Type For Lease	Days On Market 62	Lease Amount 13.00
Lease Frequency Annually	Lease Term Negotiable	Zoning DC (pre 1P2007)
Subdivision Tuxedo Park	Year Built 1980	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 2129O
Building Area (Sq. Ft.) 1355.00	Building Area (Sq. M.) 125.88	Lot Size (Sq. Ft.) 10225
Lot Size (Acres) 0.23	Parking 2	Inclusions None
Restrictions None Known	Reports Floor Plans	

Position your business for success in this well-appointed second-floor office space featuring a functional and professional layout. The premises include a welcoming reception area, four private offices, a dedicated boardroom for meetings and presentations, and a convenient in-suite kitchenette for staff comfort. Ideally situated in a central location with easy access to downtown Calgary, this space offers excellent connectivity for both employees and clients. The efficient layout provides a balance of private work areas and collaborative meeting space, making it well-suited for professional services, consulting groups, or growing teams seeking a polished office environment. A turnkey opportunity combining convenience, accessibility, and professional appeal in one attractive package

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