

1980's  
**RENT**



Warehouse/Office space in Calgary NE

**FOR LEASE**

**THE WINDFIRE**  
BUILDING

2115 27 Avenue NE  
Calgary



Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.



- Common boardroom with kitchen for tenant use
- Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Trail
- On bus route 32 direct to LRT
- Excellent amenities in the area.
- Boulevard picnic area.
- Elevator.

AVAILABLE FOR LEASE

**WAREHOUSES (WITH OFFICES): Fully Renovated**

- |              |   |                                   |                     |
|--------------|---|-----------------------------------|---------------------|
| <b>Bay 1</b> | 2,510 sq. ft. warehouse and office<br>610 sq. ft. second floor office<br>Plus 275 sq. ft. mezzanine (no charge)   | TOTAL RENTABLE<br><b>3,120 sf</b> | Bays are contiguous |
| <b>Bay 2</b> | 2,510 sq. ft. warehouse and office<br>610 sq. ft. second floor office<br>Plus 1,100 sq. ft. mezzanine (no charge) | TOTAL RENTABLE<br><b>3,120 sf</b> |                     |
| <b>Bay 6</b> | 2,511 sq. ft. warehouse and office<br>Plus mezzanine (no charge)  | TOTAL RENTABLE<br><b>2,511 sf</b> |                     |

BAY DIMENSIONS: 25'x100' | LOADING: Grade. 12'x14' doors  
ELECTRICAL: Bay 1–200 Amps, Bay 2 –100 Amps

**OFFICE (WITH WAREHOUSE):**

**Main Floor** 2,574 sq. ft. office  
723 sq. ft. warehouse ] TOTAL RENTABLE **3,297 sf**

**OFFICE: Gross Rent • Month-to-month**

**Second Floor 1,500 sq. ft.**

LEASING INFORMATION

**ZONING:**  
IG Industrial General

**PARKING:**

- Ample dedicated parking
- Visitors parking

**RENT – MAIN FLOOR:**

- OP.COSTS: \$8.16 (est., 2019)  
All utilities included.
- NET RENT: Market. No rent payable on mezzanine.

**RENT – SECOND FLOOR:**  
Gross rent \$1,800/mo+GST on a month-to-month basis. All utilities included.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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ASSOCIATE, OFFICE LEASING

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LOCAL EXPERTISE MATTERS

# 1980's RENT

## WAREHOUSES (WITH OFFICES)

Fully Renovated

**Bay 1** Available immediately  
 2,510 sq. ft. warehouse and office } TOTAL RENTABLE  
 610 sq. ft. second floor office } **3,120** sq. ft.  
 Plus 275 sq. ft. mezzanine (no charge)

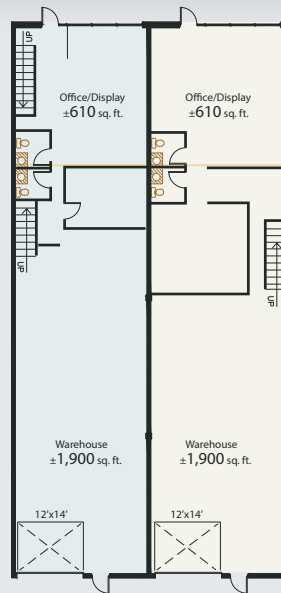
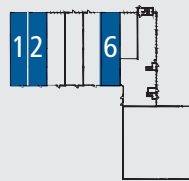
**Bay 2** Available immediately  
 2,510 sq. ft. warehouse and office } TOTAL RENTABLE  
 610 sq. ft. second floor office } **3,120** sq. ft.  
 Plus 1,100 sq. ft. mezzanine (no charge)

**Bay 6** Available July 1, 2019  
 2,511 sq. ft. warehouse and office } TOTAL RENTABLE  
 Plus mezzanine (no charge) } **2,511** sq. ft.

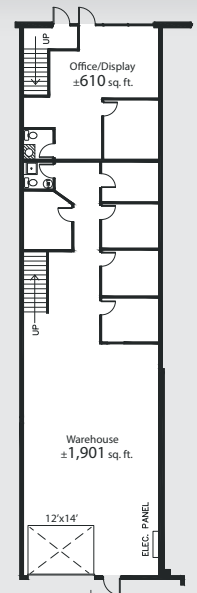
Bays 1, 2



MAIN FLOOR

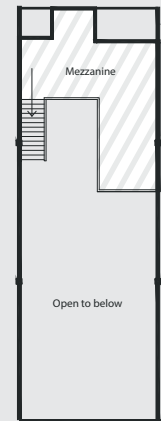
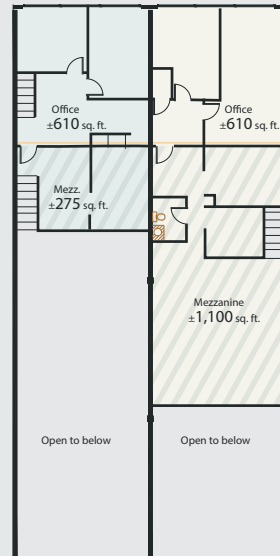


BAY 1 BAY 2



BAY 6

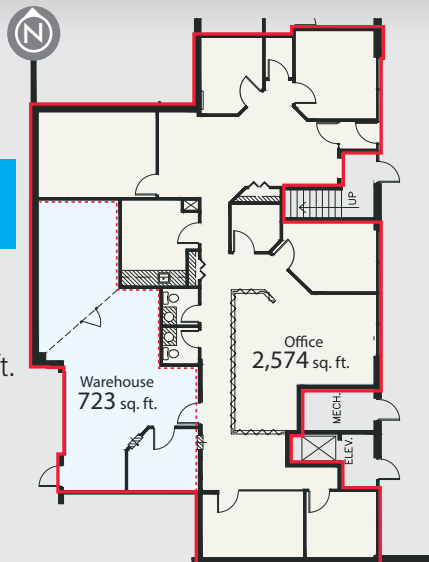
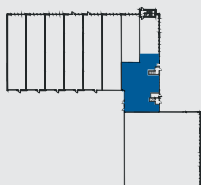
SECOND FLOOR



# 1980's RENT

## OFFICE (WITH WAREHOUSE)

**Main Floor**  
 2,574 sq. ft. office } TOTAL RENTABLE  
 723 sq. ft. warehouse } **3,297** sq. ft.



## OFFICE

Second Floor  
 1,500 sq. ft.

Gross Rental Rate  
**\$1,800/mo + GST**

- Utilities Included
- Month-to-month

# 1980's RENT

