

1980's  
**RENT**



Warehouse/Office space in Calgary NE

**OR LEASE THE WINDFIRE BUILDING** 2115 27 Avenue NE  
Calgary



## 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<br>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> |                        |

BAY DIMENSIONS: 25'x100' | LOADING: Grade. 12'x14' doors

ELECTRICAL: Bay 1 – 200 Amps, Bay 2 – 100 Amps

**OFFICE (WITH WAREHOUSE):**

- |                   |   |                                   |
|-------------------|---|-----------------------------------|
| <b>Main Floor</b> | 2,574 sq. ft. office<br>723 sq. ft. warehouse | TOTAL RENTABLE<br><b>3,297 sf</b> |
|-------------------|---|-----------------------------------|

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

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

## LEASING INFO

**AVAILABILITY:** Immediately

**ZONING:**  
IG Industrial General

**PARKING:**

- Ample dedicated parking
- Visitors parking

**RENT – MAIN FLOOR:**

- OP.COSTS: \$8.12 (est., 2018)  
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.

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.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Ian Robertson**

ASSOCIATE, OFFICE LEASING

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**Bill Falagaris**

VICE PRESIDENT, OFFICE LEASING

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**BARCLAY STREET**  
REAL ESTATE



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LOCAL EXPERTISE MATTERS

# 1980's RENT

## WAREHOUSES (WITH OFFICES)

Fully Renovated

### Bay 1

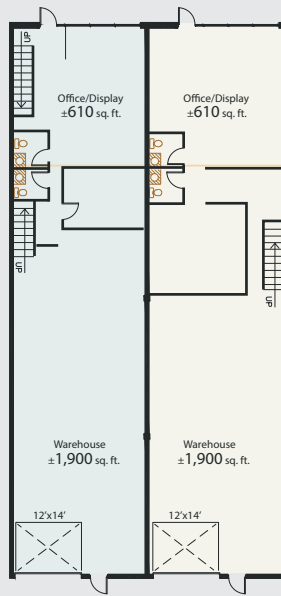
2,510 sq. ft. warehouse and office } TOTAL RENTABLE  
610 sq. ft. second floor office } **3,120** sq. ft.  
Plus 275 sq. ft. mezzanine (no charge)

### Bay 2

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)

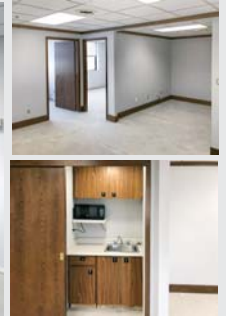
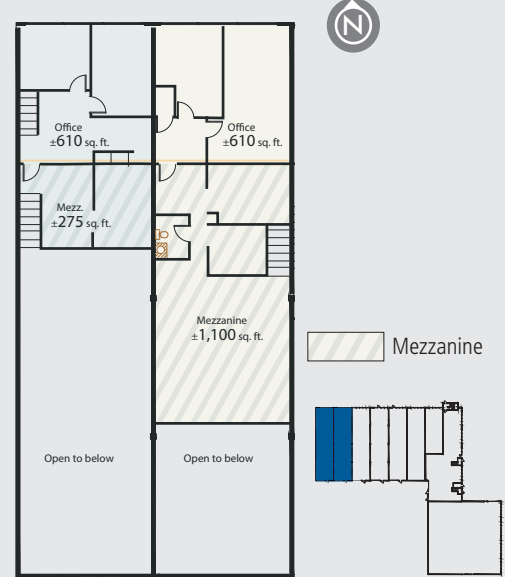
### MAIN FLOOR

BAY 1 BAY 2



### SECOND FLOOR / MEZZANINE

BAY 1 BAY 2

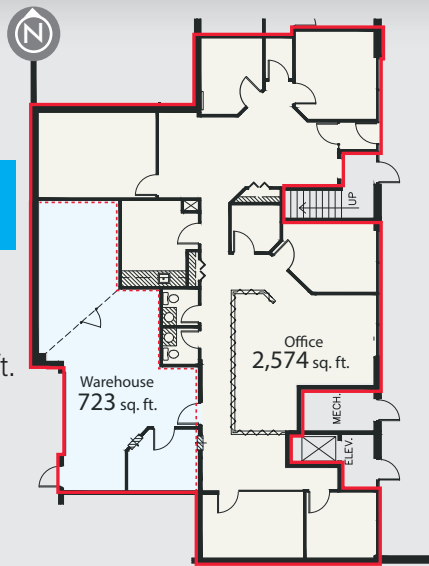
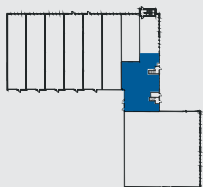


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## OFFICE (WITH WAREHOUSE)

### Main Floor

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



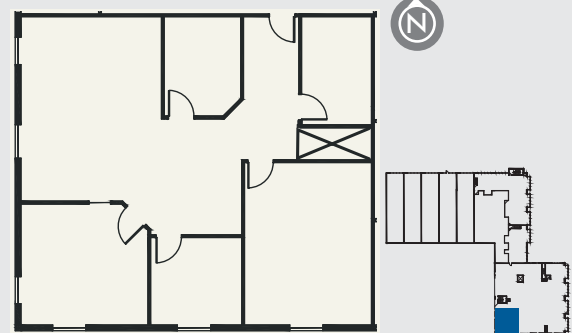
## OFFICE

Second Floor  
1,500 sq. ft.

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

- Utilities Included
- Month-to-month

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