



**AGGRESSIVE RATES**

**MULTI-USE BUILDING**

## 2705 Centre ST NW Calgary, AB

- Main floor retail and 2nd floor (walk-up) office space.
- Located on Centre Street NW.
- Building front signage available.
- Approximately 16,000 vehicles a day.
- C-COR2 allowing wide range of uses.
- Well maintained and in excellent condition.
- Reserved parking in the back of the building.
- Easy access to Edmonton Trail, 32nd Avenue NE, and 16 Avenue NE.

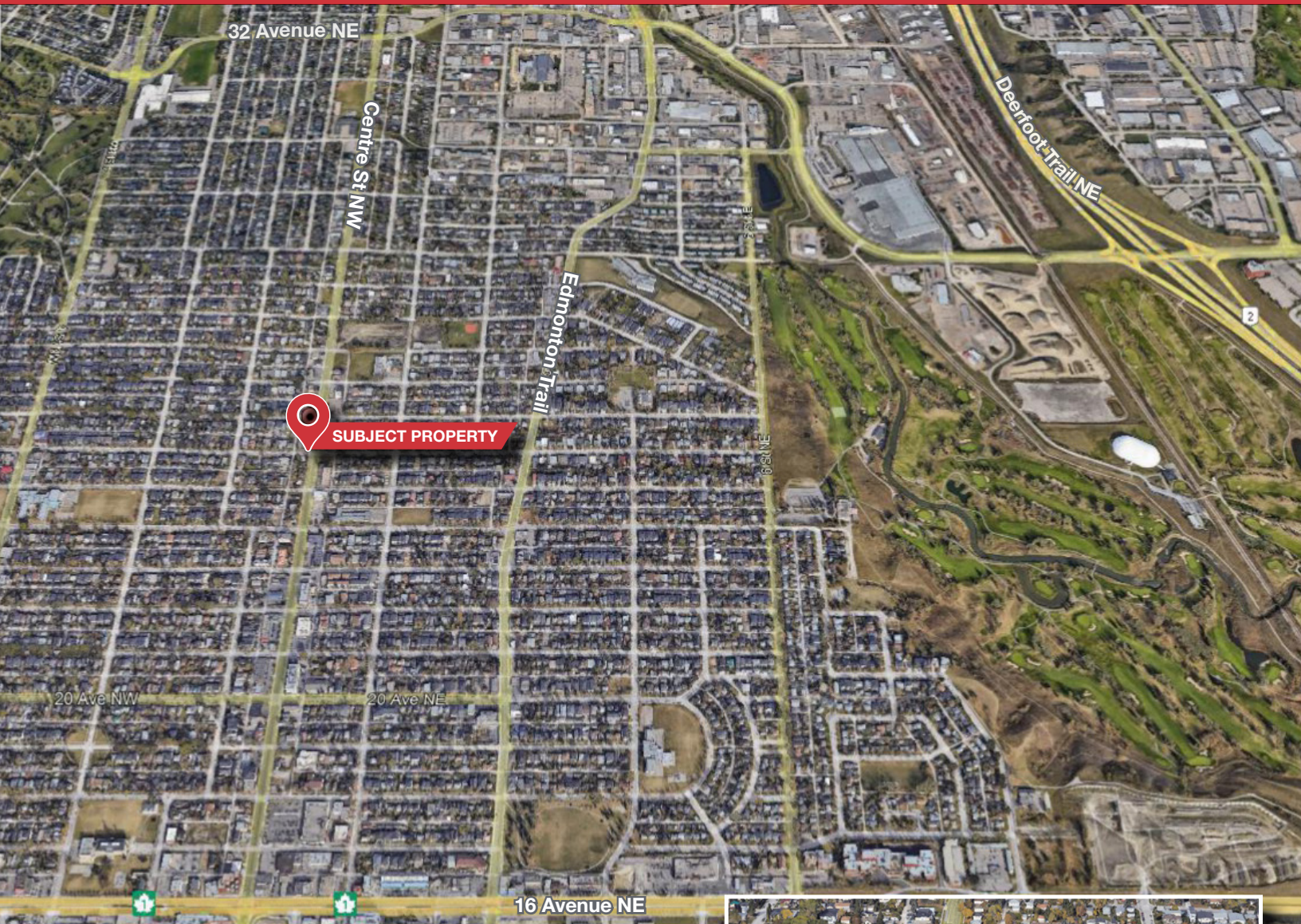


✉ **Joshua Gill**, Associate | Retail Services

gjill@naiadvent.com

(587) 500-7707





## 2705 Centre ST NW

Calgary, AB

Subdivision: Tuxedo Park

Zoning: C-COR2

Suite 203: 2,524 sq.ft

~~Suite E: 449 sq.ft~~ **Leased**

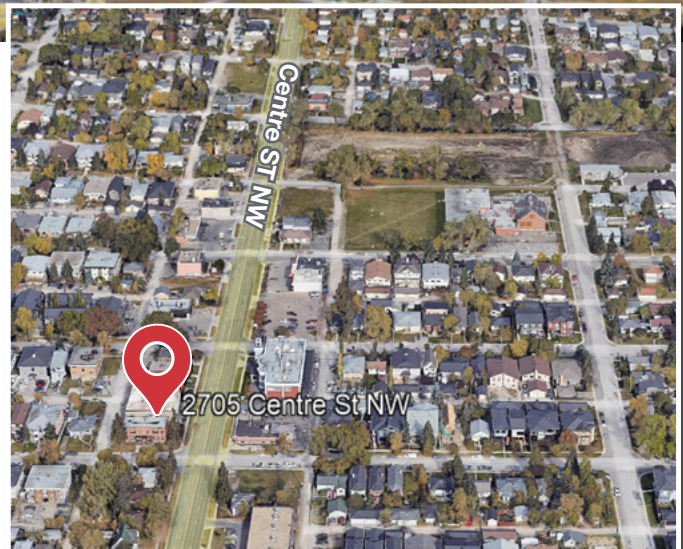
Parking Ratio: 1 Stall per 991 sq.ft

Power: TBV

Lease Rate: Market

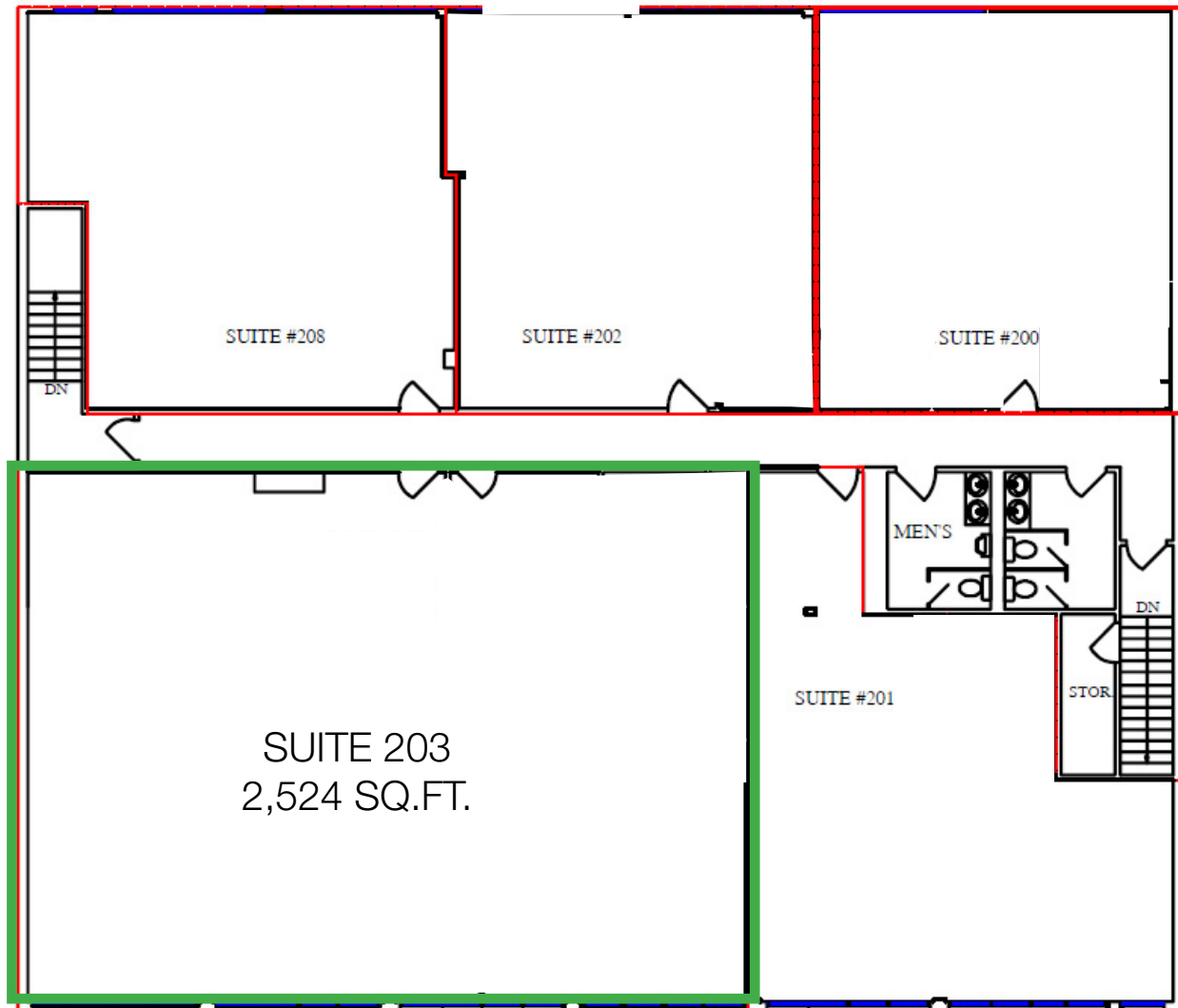
Op. Costs: \$13.58 psf (2022)

Availability: Immediate

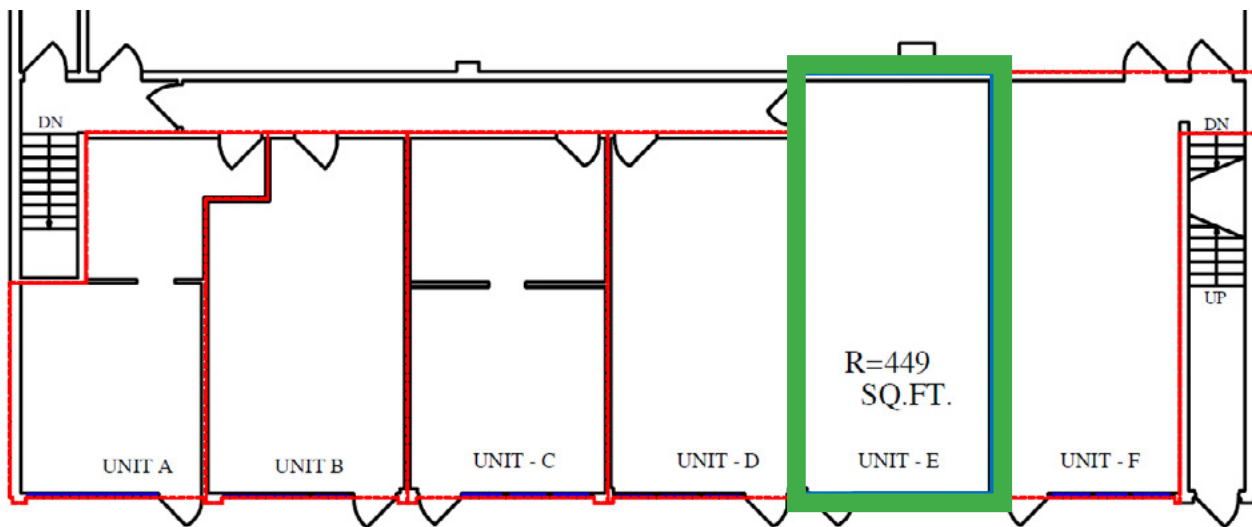
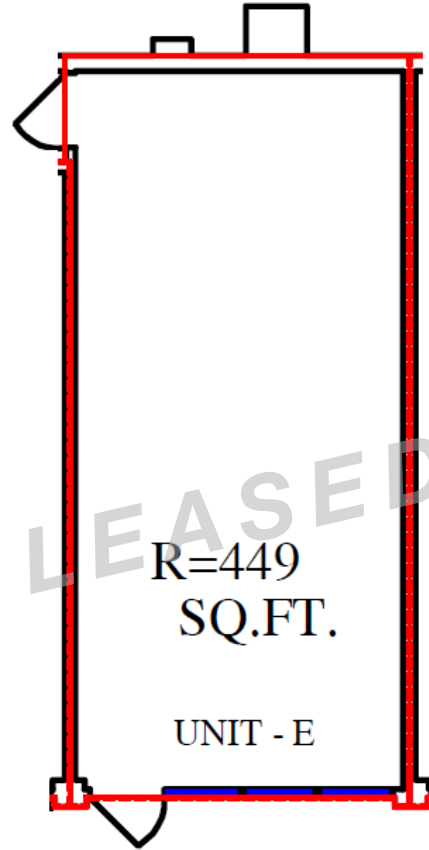




**SECOND FLOOR PLAN - OFFICE**



## MAIN FLOOR PLAN - RETAIL



Main Floor Suite E



Top Floor Suite 203

