



Calgary SMI Commercial
Real Estate Limited
1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8
www.smicommercial.com

OFFICE SPACE FOR LEASE

2937 - 19th Street NE



Click or type for
 YouTube
Virtual tour:
<https://youtu.be/vRZpdHQ84ec>

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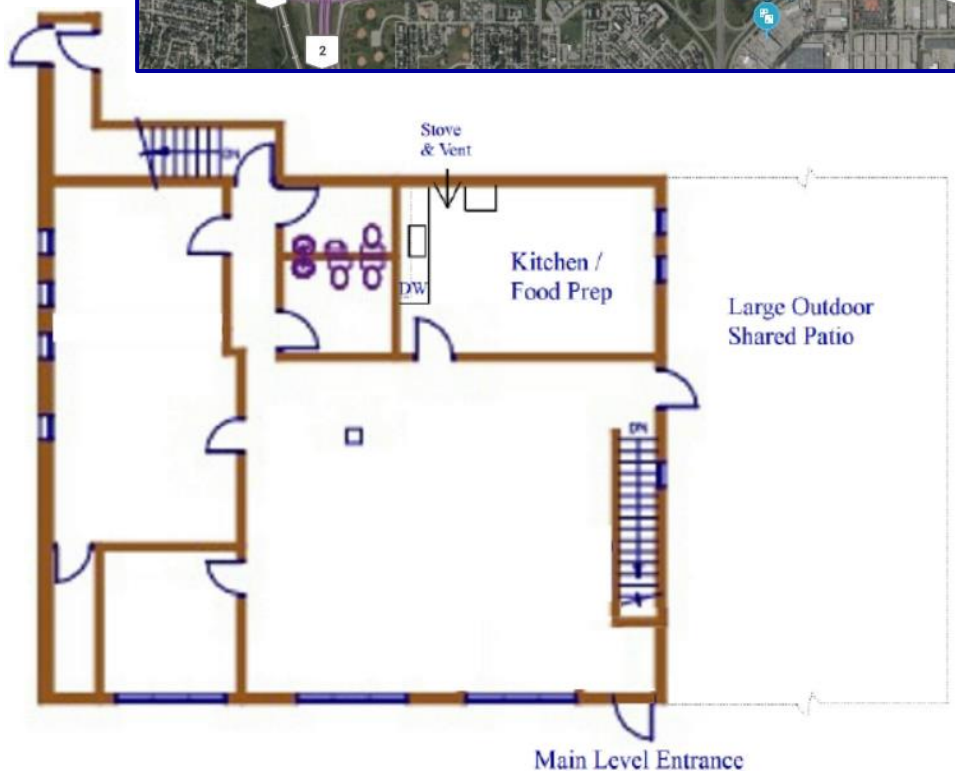
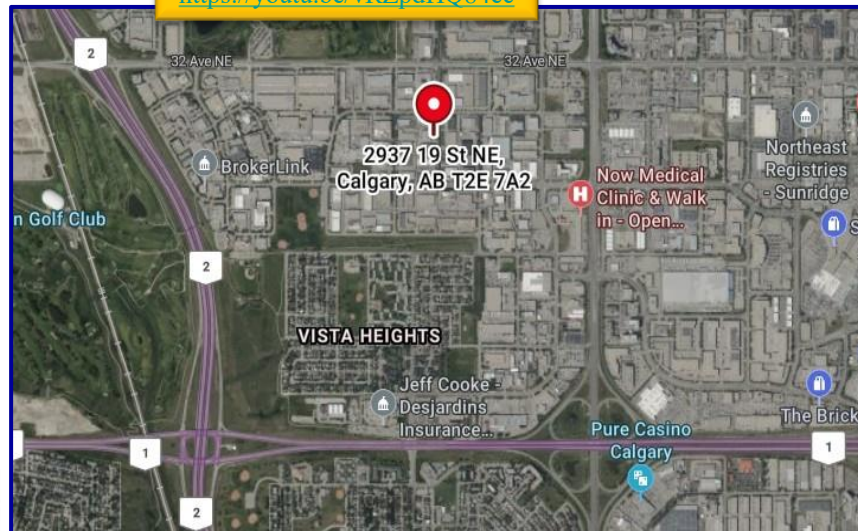
Mathieu Dery
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- Total Area:** 2,305 Square Feet
- Lease Rate:** \$11.00/SqFt/Annum (\$2,113/Mo.)
- Operating Cost:** \$8.50/SqFt/Annum (\$1,633/Mo.) *including utilities*
- Term:** 3 to 5 Years
- Availability:** September 1st, 2026
- Parking:** 3 free assigned stalls
- Subdivision:** McCall Industrial Park

HIGHLIGHTS

- Nicely developed 2nd floor air-conditioned Office
- Large Kitchen/Food prep. area
- Large open area, private offices, large kitchen, in-suite washrooms
- Includes use of a large shared deck directly from the office space at no additional cost.
- Exposure directly to high volume traffic on 19th Street NE
- Restaurants and shopping close by.
- On transit route 32 & 33, with bus stops close by.
- Quick access to 32nd Avenue NE



All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.