



OFFICE SPACE FOR LEASE 5824 – 2nd Street SW

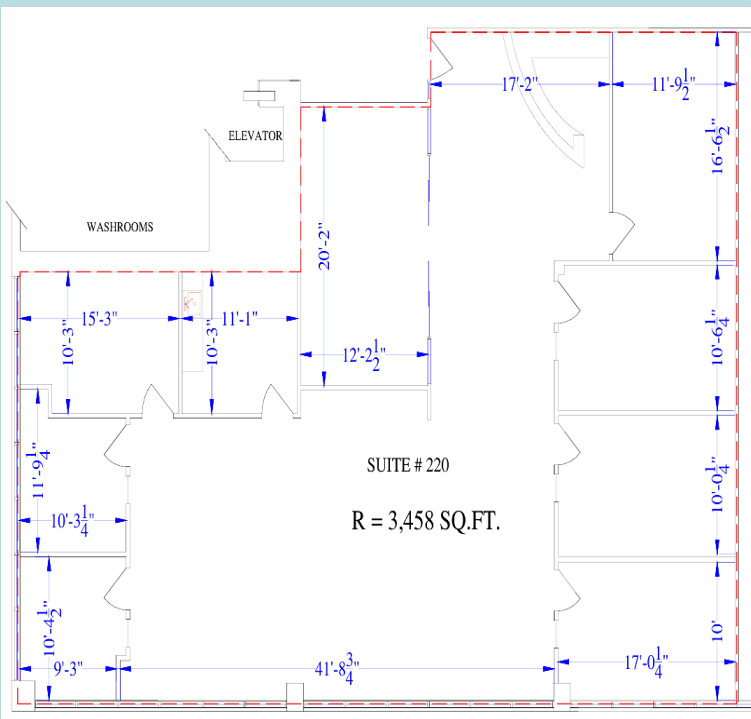
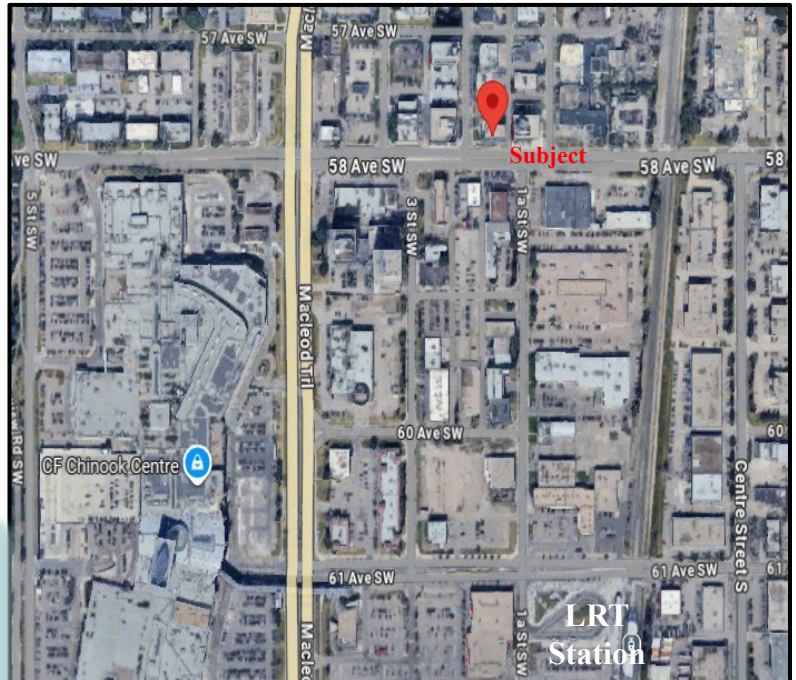


Calgary SMI Commercial
Real Estate Limited
1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8
www.smicommercial.com

Contact:
Kimberly Kimball
403-701-0459

Suite 220: 3,458 SqFt

- Professionally managed building with direct exposure to 58th Avenue SW.
- Newly renovated 2nd floor office space with perimeter windows for tons of natural light.
- Attractive reception area, 7 offices including an IT office, a large executive boardroom, generous kitchen, and large open bullpen or training area.
- Elevator adjacent to the space plus common washrooms.
- Central Heating and Cooling (HVAC)
- Extra storage available on lower level at nominal fee.
- Two blocks from Chinook Mall and LRT Station.



Subdivision: Manchester Business Park
Lease Rate: ~~\$12.00~~ \$10.00/SqFt with Steps
Operating Cost: \$16.07/Sq Ft/Annum (estimated)
Sublease Term: Until January 31st, 2029
Availability: February 1, 2026 - Negotiable
Parking: 1:700 SqFt at Market Rates
 2-hour street parking in vicinity
Transit: Bus Stop directly in front of building
 on 58th Avenue
 Chinook LRT station is 2 blocks away