

For Sublease

Corner Court

6332 - 2 Street SE, Calgary, AB



Steven Goertz

Principal

+1 403 232 4322

steven.goertz@avisonyoung.com

Jacob Robinson

Associate

+1 403 805 9093

jacob.robinson@avisonyoung.com

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Particulars

Municipal Address	6332 - 2 Street SE, Calgary, AB
Available Space	Suite 160 - ±3,500 sf
Available	30 - 60 Days
Lease Expiry	August 30, 2030
Rental Rate	Market Sublease
Op. Costs	\$11.64 psf (est. 2024) + gas & electricity
Parking	1:447 sf - Free of Charge

Highlights

- Collaborative suite with a mix of open-concept, private offices and breakout space
- Recently renovated main floor office space
- Conveniently located office building in Manchester with easy access to Deerfoot, Macleod, Glenmore and Barlow Trails
- Well serviced by public transit; two blocks from Chinook LRT Station
- Close proximity to the amenities in Deerfoot Meadows and Chinook Centre
- Abundant free parking
- Demising wall to be constructed



Floorplan

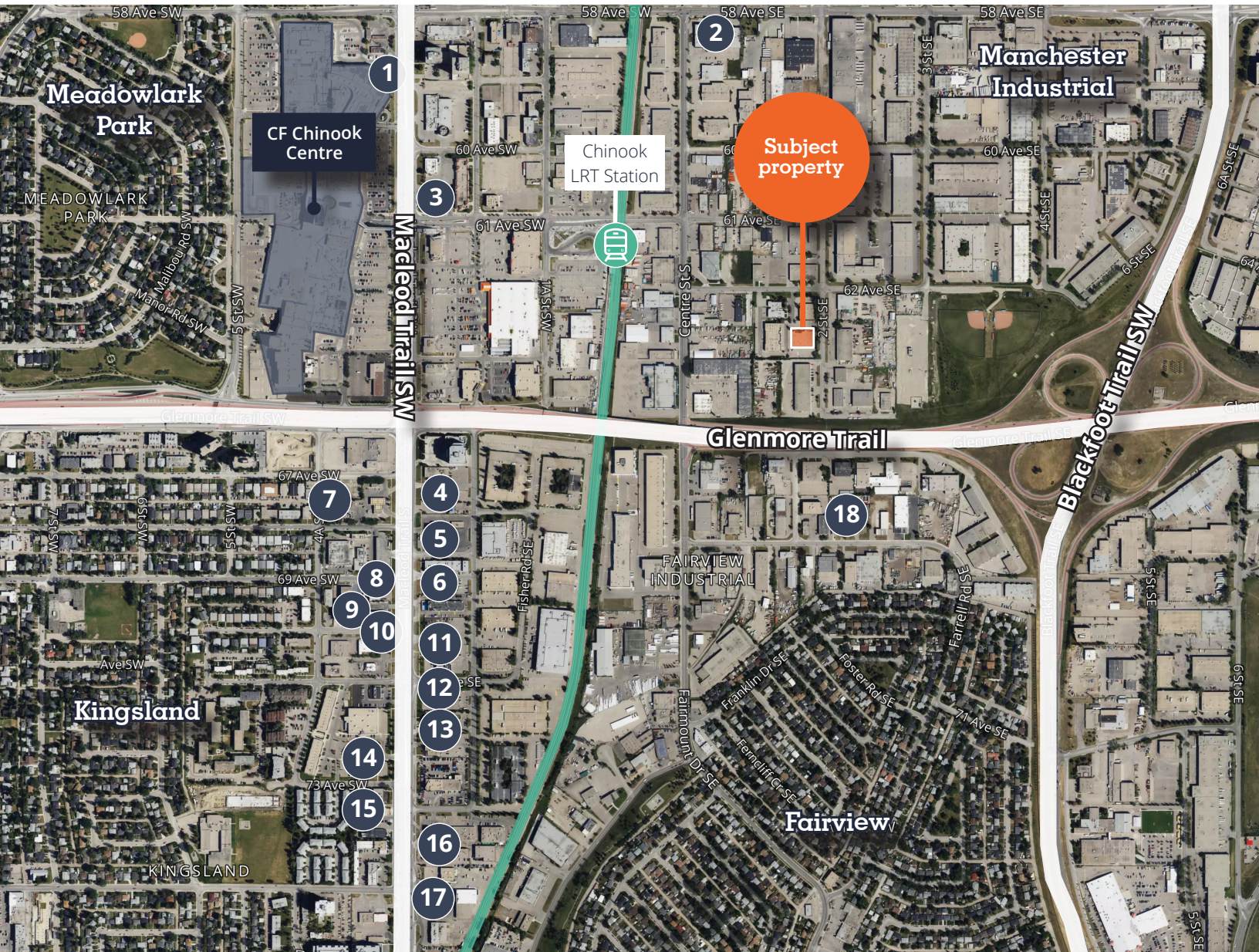
Suite 160 - ±3,500 sf

- 7 offices
- 2 breakout rooms
- 1 boardroom
- 1 phone room
- Internal bathrooms
- Small open area



Amenity Map

6332 - 2 Street SE, Calgary, AB



Nearby Amenities

- | | | |
|------------------------|--|--------------------------|
| 1. Double Zero Pizza | 8. Kinjo Sushi & Grill | 14. Anejo Restaurant |
| 2. Prairie Dog Brewing | 9. Wendy's | 15. Original Joe's |
| 3. Red Lobster | 10. Denny's | 16. Mary Brown's Chicken |
| 4. Pasquales | 11. The Keg Steakhouse | 17. The Cheesecake Cafe |
| 5. Smuggler's | 12. Starbucks | 18. Han Corea |
| 6. Cactus Club Cafe | 13. Limericks Traditional Public House | |
| 7. Tim Horton's | | |

We look forward to working with you!

If you would like more information,
please contact:

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Visit us online

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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