



OFFICE SPACE FOR LEASE 5824 – 2nd Street SW



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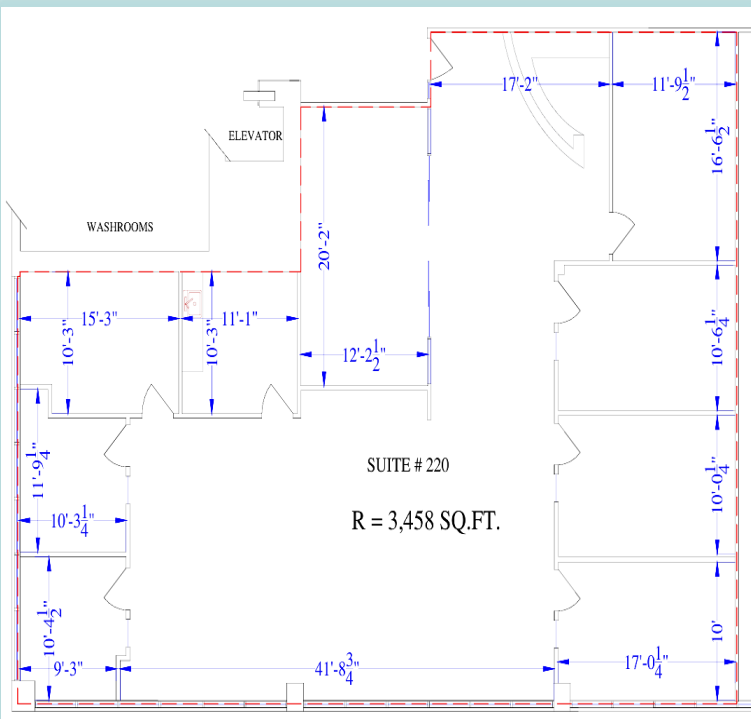
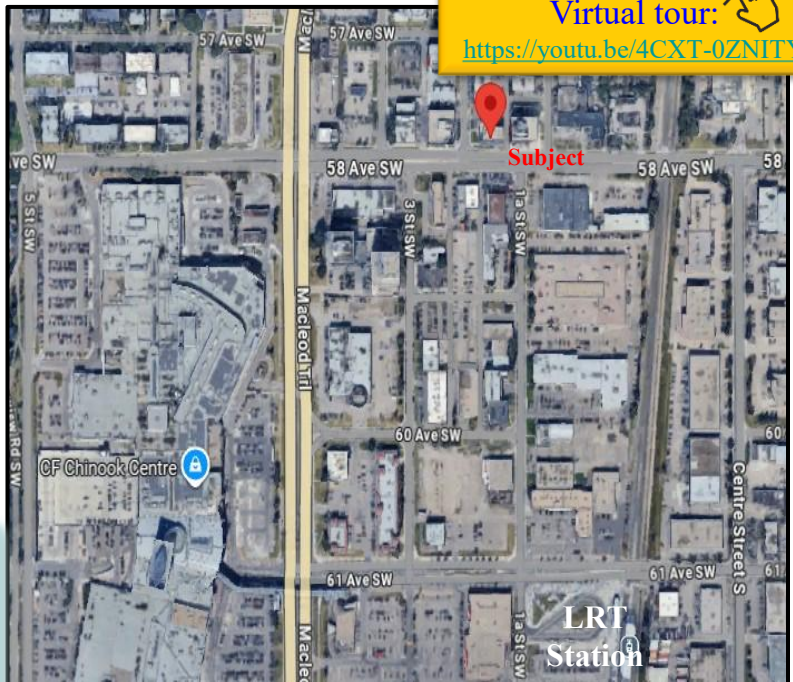
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403-862-0799

Click or type for
 YouTube
Virtual tour:
<https://youtu.be/4CXT-0ZNITY>

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~~ \$8.00/SqFt with Steps
Operating Cost: \$16.07/Sq Ft/Annum (estimated)
Sublease Term: Until January 31st, 2029
Availability: Immediate - 15 Days
Parking: 1:700 SqFt at Market Rates (5-6 Stalls)
 2-hour street parking in vicinity
Transit: Bus Stop directly in front of building on 58th Avenue
 Chinook LRT station is 2 blocks away