

# OFFICE SPACE FOR LEASE

SUITE 200 — 5520 2ND STREET SW, CALGARY, ALBERTA

CHINOOK BUSINESS DISTRICT · AVAILABLE IMMEDIATELY · GROSS RENT LEASE

## LEASE SUMMARY

<b>ADDRESS</b>	Suite 200 – 5520 2nd Street SW, Calgary, AB
<b>RENTABLE AREA</b>	Estimated 1,500 sq ft — Private Second Floor
<b>LEASE TYPE</b>	Gross Rent — All-Inclusive
<b>MONTHLY RENT</b>	\$3,750 + GST
<b>ANNUAL RATE</b>	Approx. \$30.00 per sq ft/year (gross, all-in)
<b>LEASE TERM</b>	3 to 5 Years
<b>AVAILABILITY</b>	Immediate
<b>PERMITTED USE</b>	Professional Offices Only
<b>PARKING</b>	4 Designated Surface Stalls — Included
<b>YEAR BUILT</b>	Year 2000
<b>CO-TENNANCY</b>	Main floor occupied by established accounting firm

## PROPERTY OVERVIEW

Suite 200 offers approximately 1,500 square feet of refined, move-in ready office space on the second floor of a well-maintained professional building in Calgary's established Chinook Business District. Recently refreshed with new paint and flooring throughout, this fully built-out suite presents a polished environment befitting law firms, financial advisors, consultants, and other professional practices requiring a prestigious, private address.

The suite is purpose-built for client-facing professional use, with six generously sized private offices, a welcoming reception area, a shared kitchen featuring a dramatic skylight that floods the space with natural light, a dedicated file storage and server room, and two points of access from the main stairwell. The main floor is occupied by an established accounting firm, contributing to a quiet, professional building environment.

## SUITE LAYOUT AND FEATURES

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- Six (6) private offices of varying size — suitable for principals, associates, and support staff
- Formal reception area at main entrance — ideal for client-facing professional practice
- Shared kitchen / common area with skylight — exceptional natural light throughout
- Dedicated file storage and server room
- Two (2) independent access points from the shared stairwell — main entry opens to reception, secondary entry opens directly into a private office suitable for use as a dedicated meeting room
- Shared male and female washrooms located in the lower level
- Built-in wall cabinetry in select offices
- Bay windows and oversized corner windows throughout — exceptional natural light in multiple offices
- Optional lower-level meeting room available at additional cost — ideal for boardroom or overflow use

## LOCATION AND ACCESSIBILITY

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5520 2nd Street SW is situated in the heart of Calgary's Chinook Business District, one of the city's most established and accessible suburban professional nodes, offering an exceptional combination of prestige, convenience, and connectivity:

- One block east of Macleod Trail — Calgary's primary south corridor with direct access to all quadrants of the city
- Walking proximity to the Chinook CTrain LRT Station (Route 201) — supporting staff and client transit access
- Adjacent to CF Chinook Centre — Western Canada's premier retail and dining destination, with 250+ stores and restaurants for lunchtime and after-hours amenities
- Approximately 10 minutes to Downtown Calgary and the Stampede Grounds
- Immediate access to Glenmore Trail, Blackfoot Trail, and Deerfoot Trail
- Served by multiple Calgary Transit bus routes

## TENANT RESPONSIBILITIES

- Business Tax and applicable municipal business fees
- Telephone, Internet, and Cable — installation and ongoing service
- Contents Insurance and Commercial General Liability Insurance (Certificate of Insurance required)

## CONTACT

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Irene Zeller — Zeller Management Inc.  
(778) 887-5339

## GROSS RENT INCLUDES

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This is a true gross rent lease — one monthly payment covers all operating costs with no hidden additional rent:

- Base Rent
- Additional Rent (operating costs, CAM)
- All Utilities — Electricity, Natural Gas, Water & Sewer
- Property Taxes
- Air Conditioning
- Building & Common Area Maintenance
- Contracted Snow Removal
- 4 Designated Parking Stalls