# OFFICE SPACE FOR LEASE TECH TO UCENTRE 3016 19 STREET NE CALGARY, AB

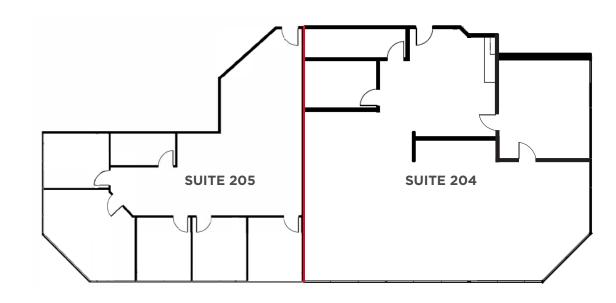
## UNDER NEW OWNERSHIP





### **AVAILABILITY SUMMARY**

SUITE 204 - 2,479 SF SUITE 205 - 1,631 SF



SUITE 214 - 1,098 SF SUITE 216 - 1,723 SF SUITE 218 - 1,976 SF

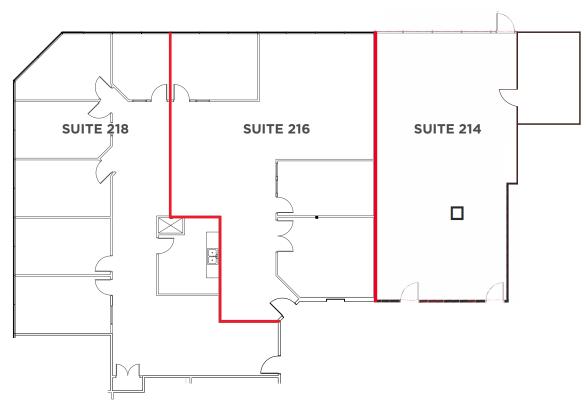
Contiguous to 2,821 SF, 3,699 SF, or 4,797 SF

# **PROPERTY HIGHLIGHTS**

- Under new ownership
- Located in the established South Airways Business Park
- Building has undergone extensive common area renovations and modernization
- Free surface parking, majority of stalls offer electrical outlets
- Value oriented office opportunity
- Office suites with lots of windows and natural light
- Located in the popular NE location with excellent access to 32nd Avenue, Barlow Trail, Deerfoot Trail and the TransCanada Hwy



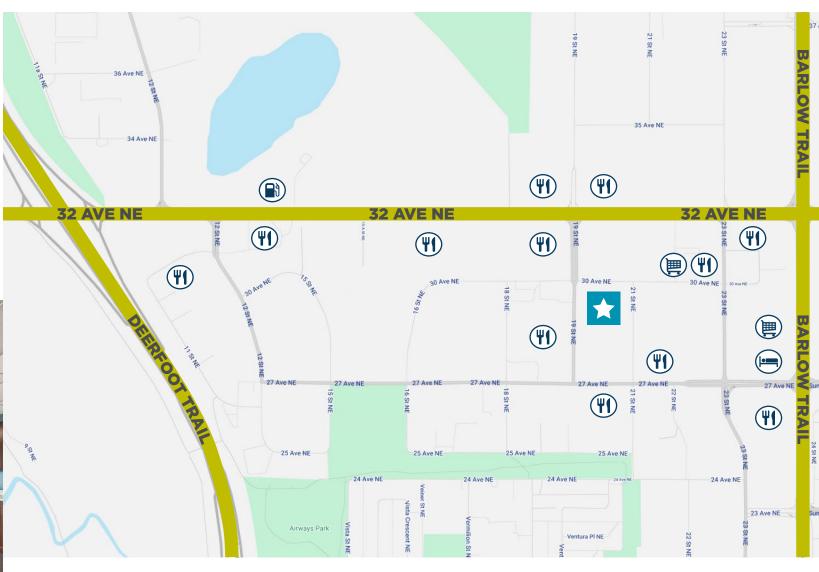




# **PROPERTY DETAILS**

Available Units	Suite 204 Suite 205 Suite 214 Suite 216 Suite 218	2,479 SF 1,631 SF 1,098 SF 1,723 SF 1,976 SF <i>Contiguous to 2,821 SF, 3,699 SF, or 4,797 SF</i>
Lease Rates	Market Rates \$13.02 PSF (est. 2024) utilities and taxes included	
Operating Costs		
Parking	1 stall per 400 SF surface parking with ample electrical outlets, free of charge	

## **ABOUT THE AREA**







26,092

**Total Population** 

Total Daytime Population

#### 9,814

Total Households

\*Within 3 km Source: Piinpoint 79,285

### \$98,009

Average Household Income

#### 39.9

Average Age



### CONTACT

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