



## STOCKMAN CENTRE

Proudly Owned and Occupied by the Alberta Union of Provincial Employees

# Stockman Centre Office Space For Lease

2116 27th Avenue NE | Calgary, Alberta

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# Property Overview

**Available Space** ~~Suite 100: 5,448 SF~~ **Leased**  
Suite 311: 580 SF  
Suite 317: 966 SF **Contiguous up to 4,449 SF**  
Suite 319: 2,903 SF

**Occupancy** Immediately

**Net Rent** Market Rates

**Operating Costs (2024 Estimate)**  
CAM: \$10.00 PSF/Annum  
Tax: \$1.35 PSF/Annum  
Total: \$11.35 PSF/Annum

**Parking**  
1 Stall Per 388 SF  
Free // Surface  
\$75.00/Stall/Month // Underground  
Free // 2-Hour Visitor Parking

**Building Size** 61,782 SF

**Year Built** 1980

**Floors** 3

**Building Hours** 7:30 a.m. to 5:00 p.m. // Monday to Friday

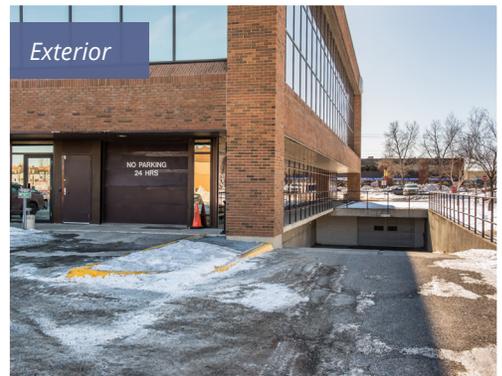
**Fibre Provider** Telus and Shaw

**Highlights**

- Building is 50% Solar Powered With Panels Installed on Roof
- High Efficiency Boilers
- Close Proximity to Downtown and the Calgary International Airport
- Located in the Heart of the Northeast Suburban Market
- Quick and Easy Access to Barlow Trail
- Two Level Skylight Providing an Abundance of Natural Light in Main Lobby

**Vehicle Access**  
12-Minute Drive to Downtown  
4-Minute Drive to Deerfoot Trail  
8-Minute Drive to Stoney Trail

**Transit Access**  
Serviced by Bus Routes 19, 32, 33, 872  
2.6 km from Rundle LRT Station

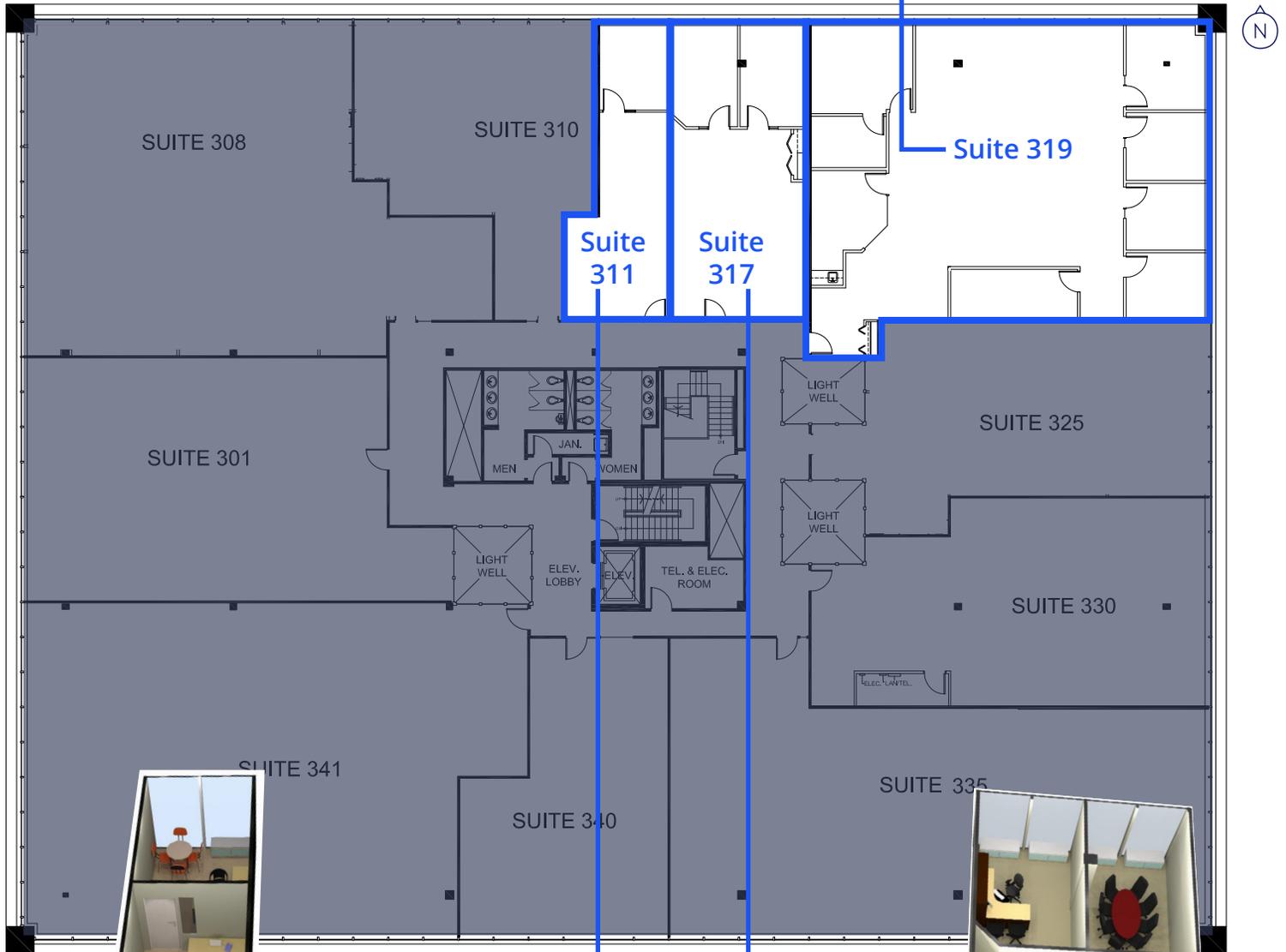


# Floor Plans

Third Floor | [Click Here for Virtual Tour](#)

Suite 319 | 2,903 SF

- 5 Offices
- Open Area for Workstations
- Boardroom
- Kitchen



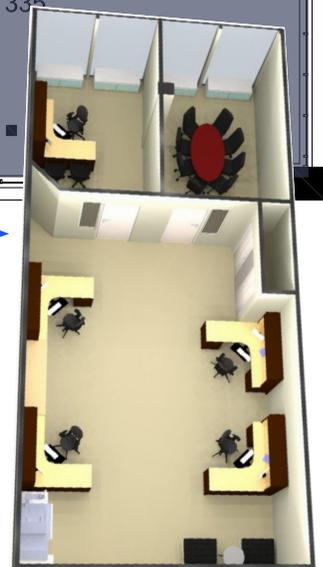
Suite 311 | 580 SF

- Office
- Open Area for 3 Workstations
- Reception/Waiting Area

Suite 317 | 966 SF

- 1 Office
- 1 Meeting Room
- Open Area for 4 Workstations

Contiguous for 1,546 SF



Colliers

Cactus Club Cafe

Whitehorn LRT

Earls Kitchen + Bar

Starbucks

32 Ave NE

Esso



Joey Barlow

27 Ave NE

Costco

Rundle LRT

Deerfoot Trail

Barlow Trail

36 St NE

Sunridge Mall

Superstore

Goodlife Fitness

16 Ave NE

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