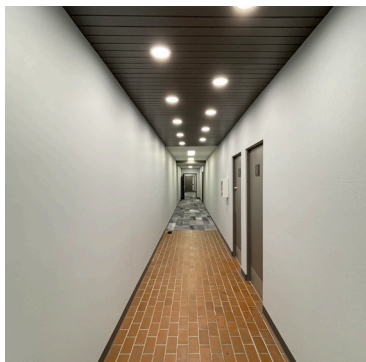
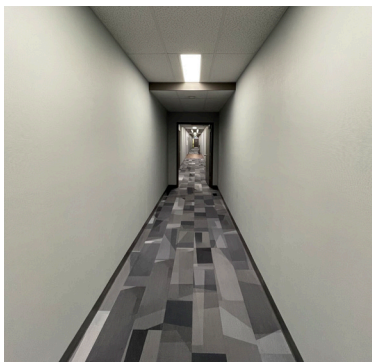


For Lease | Second Floor Office

1135 - 64 Avenue SE

Calgary, Alberta



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**AVISON
YOUNG**

Highlights

-  High quality built out space in sought-after south-central market
-  Upgraded second floor common washrooms and hallways
-  LED Lighting Upgrades
-  Existing office intensive layout
-  Direct exposure to Glenmore Trail and 11 Street SE
-  Excellent proximity to Deerfoot Meadows amenities

Particulars

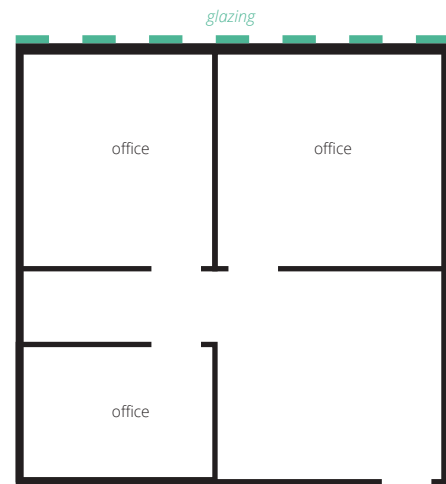
- Available:** Unit 201 - 2,275 sf
Unit 206 - 824 sf **NEW**
- Net Rent:** Market
- Op. Costs & Taxes:** \$13.58 psf (2025)
- TI Allowance:** Negotiable
- Available:** Unit 201 - Immediately
Unit 206 - October 1, 2025
- Term:** 3 - 10 year
- Parking:** Random, abundant double row parking
Free street parking available



not drawn to scale

Suite 201 particulars

- 9 existing built out offices
- kitchen / staff room
- LED lighting, carpet, and paint upgrades
- ample natural light into the space
- common washrooms
- recent common area upgrades



not drawn to scale

Suite 206 particulars

- Efficient second floor office suite
- 3 office with good natural light
- open area for workstations & reception
- common washrooms
- recent common area upgrades



Get more info.

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