

FOR LEASE

1200 - 26th Avenue SE
Unit 1244
Calgary, AB



Portland Street

PROPERTY OVERVIEW

Approximately 1,400 square feet available of office for lease in Calgary's central market. This multi-tenant site was built in 2002 and multiple access points into the parking lot.

Situated in the district of Alyth/Bonnybrook, this property is minutes away from major City of Calgary thoroughfares, such as Blackfoot Trail SE, Ogden Road SE, and Deerfoot Trail.

Highlights:

- Multi-tenant building
- Multiple private offices, reception area, and kitchenette
- Double row parking at the front of the building
- Flexible I-G zoning, which allows for a wide range of uses
- 7 minute drive to downtown Calgary



BUILDING SPECIFICATIONS



District Alyth/Bonnybrook

Zoning I-G, Industrial General

Year Built 2002

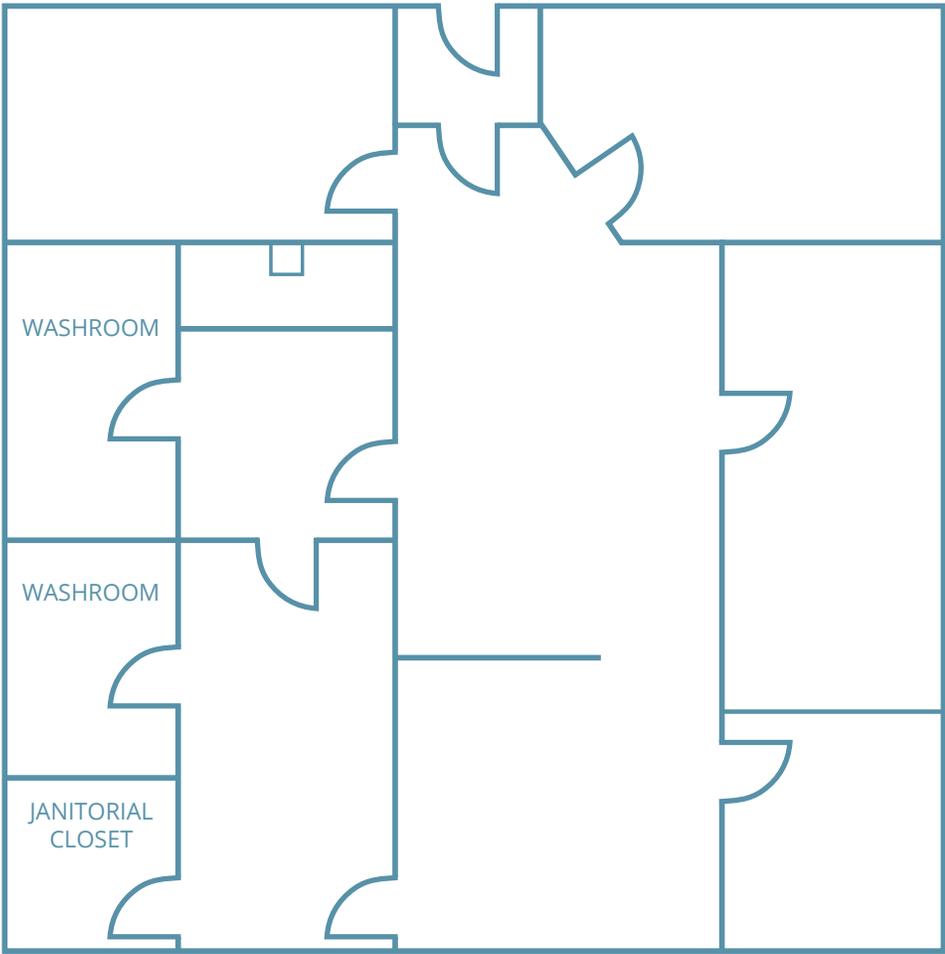
Total Area **±1,400 Square Feet**

Operating Costs \$5.66 PSF (est. 2025)

Asking Lease Rate Market

Available Immediate

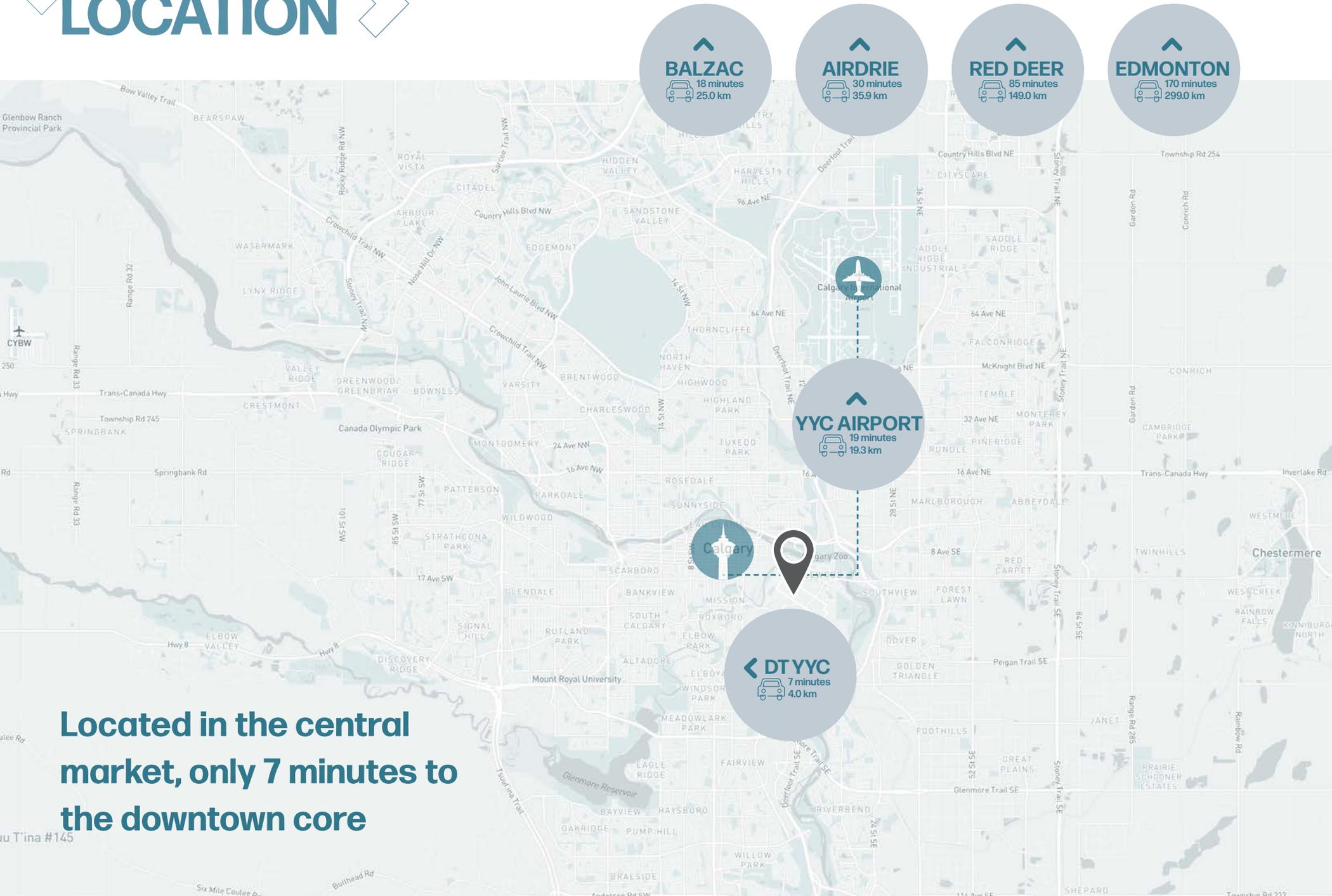
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY LOCATION



Located in the central market, only 7 minutes to the downtown core



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