

Zurich Court

1565 - 27 Avenue NE, Calgary, AB

High performance office building for lease



Available Space

SUITE	SIZE
2nd Floor B	+/- 7,130 sf <i>*Updated Unit</i>
2nd Floor C	+/- 8,514 sf <i>*C/L</i>
2nd Floor D	+/- 3,698 sf <i>*New Unit</i>
Main Floor A	10,560 sf
Lower	±14,054 sf

*Available January 2025

Particulars

RENTAL RATE:	Market
OP. COSTS:	\$11.00 psf (Est.2025)
PARKING:	1 Stall : 500 psf - free of charge Ancillary parking available nearby
TI ALLOWANCE:	Negotiable

Get more information

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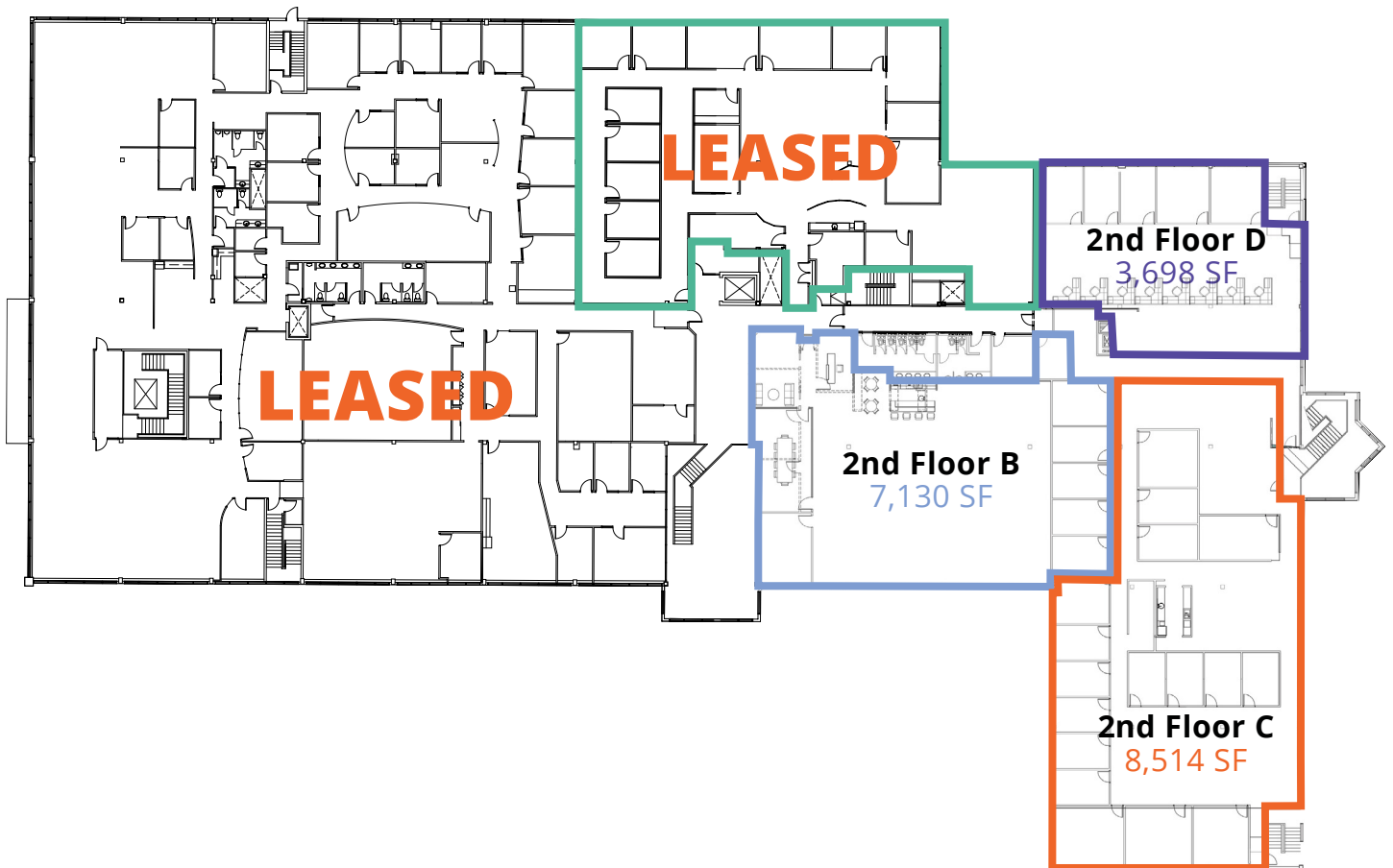
Highlights

- High quality, well maintained building in Northeast Calgary
- Recent common area renovations and upgraded building systems
- Current upgrades include brand new HVAC control system, LED lighting throughout entire building, new fire control and monitoring system
- Ample surface parking for tenants and visitors with abundant unrestricted parking nearby.
- Views of Downtown, the Rocky Mountains and the Foothills
- Quick walk to bus route #32
- 10 minutes to Downtown, 5 minutes to Calgary International Airport
- Attractive landlord turnkey offerings



2nd Floor

3,698 sf - 7,130 sf



For Lease | Office

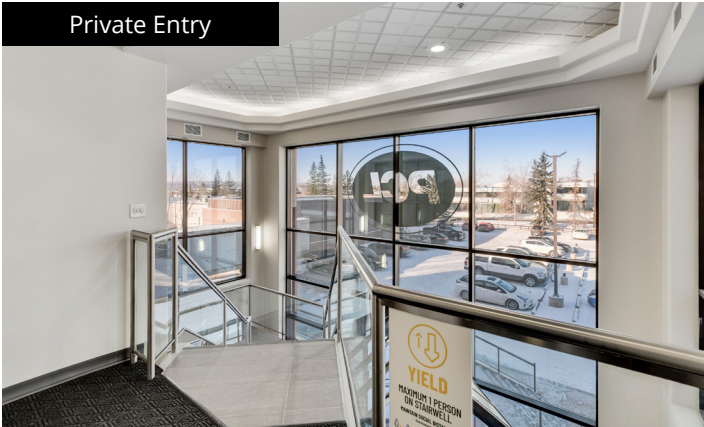
Zurich Court, 1565 27th Avenue NE, Calgary, AB

2nd Floor C

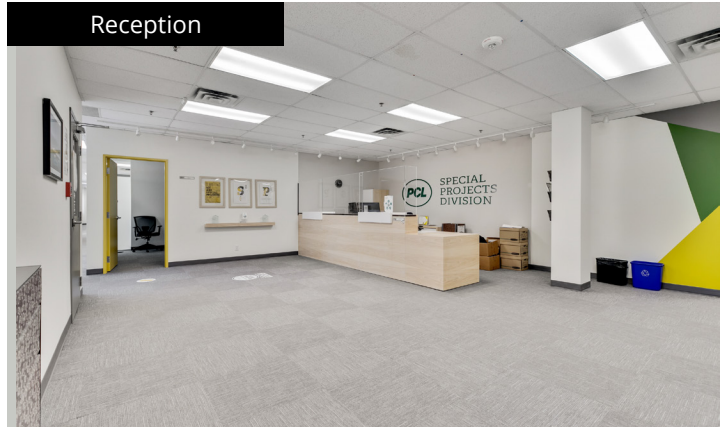
±14,399 sf

[Virtual Tour](#)

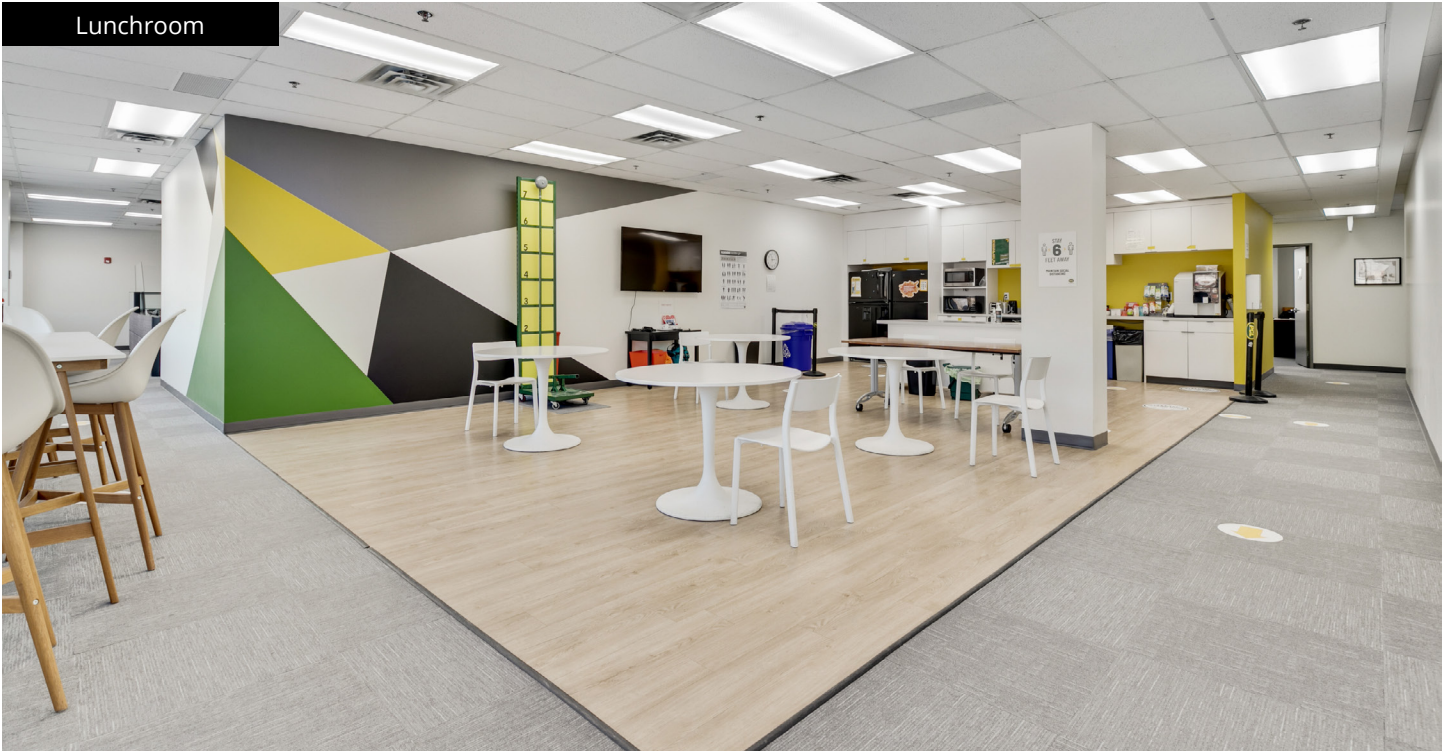
Private Entry



Reception



Lunchroom



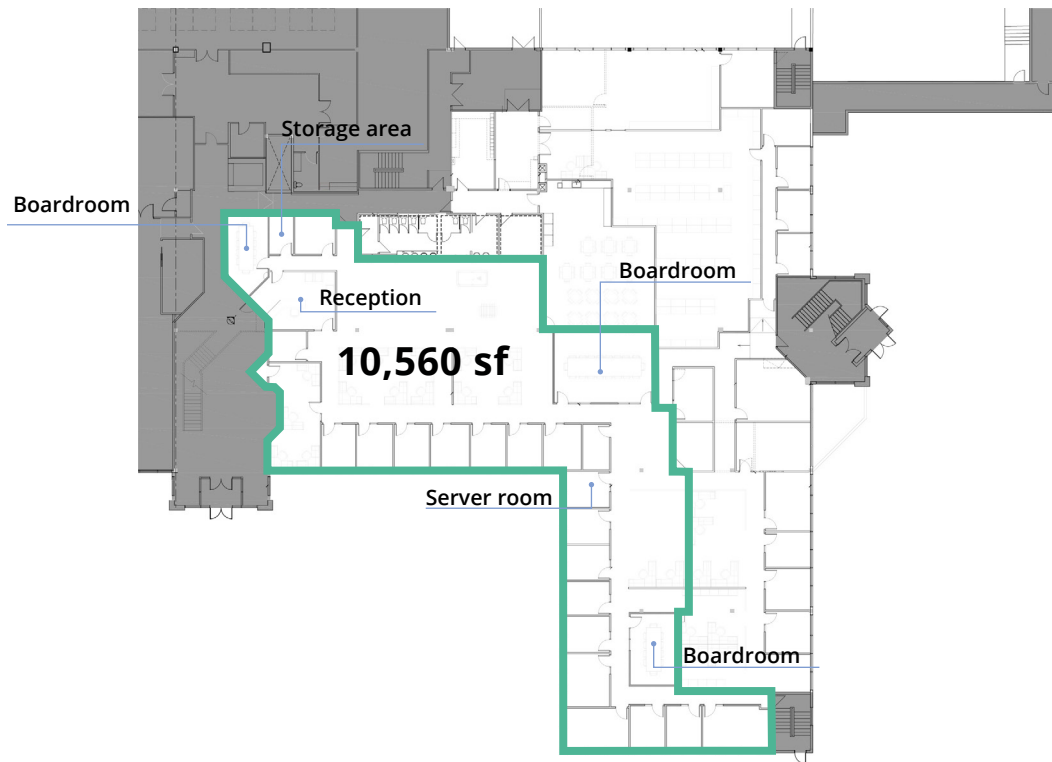
Boardroom



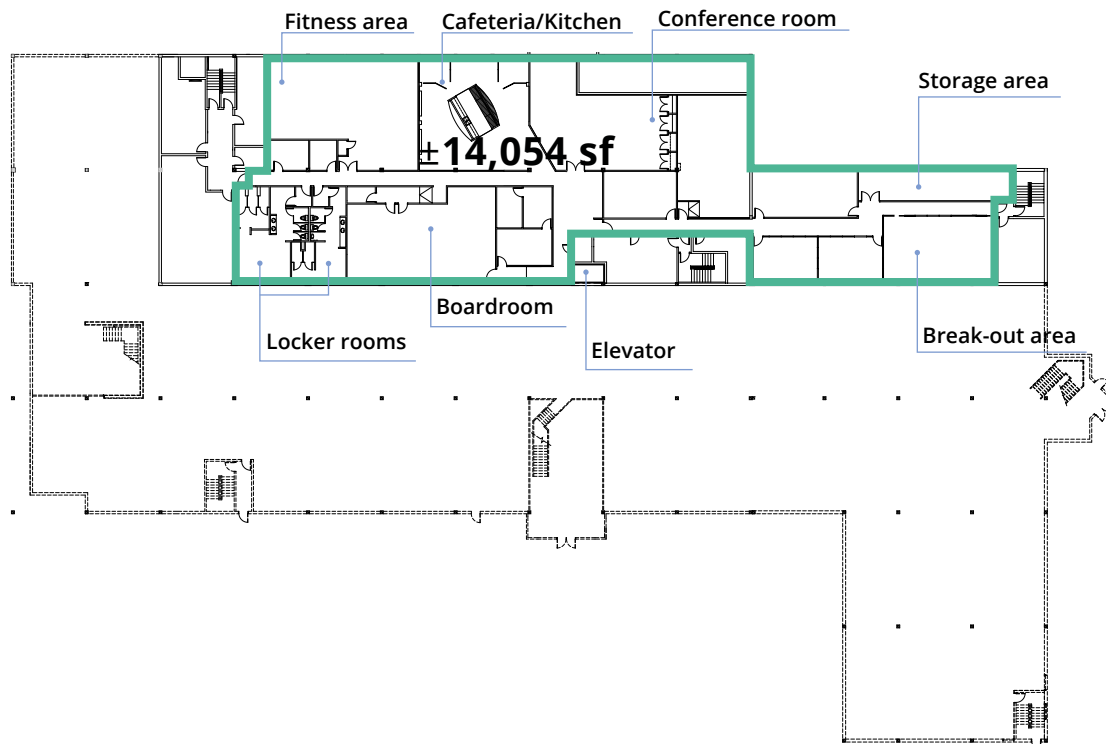
Executive Office

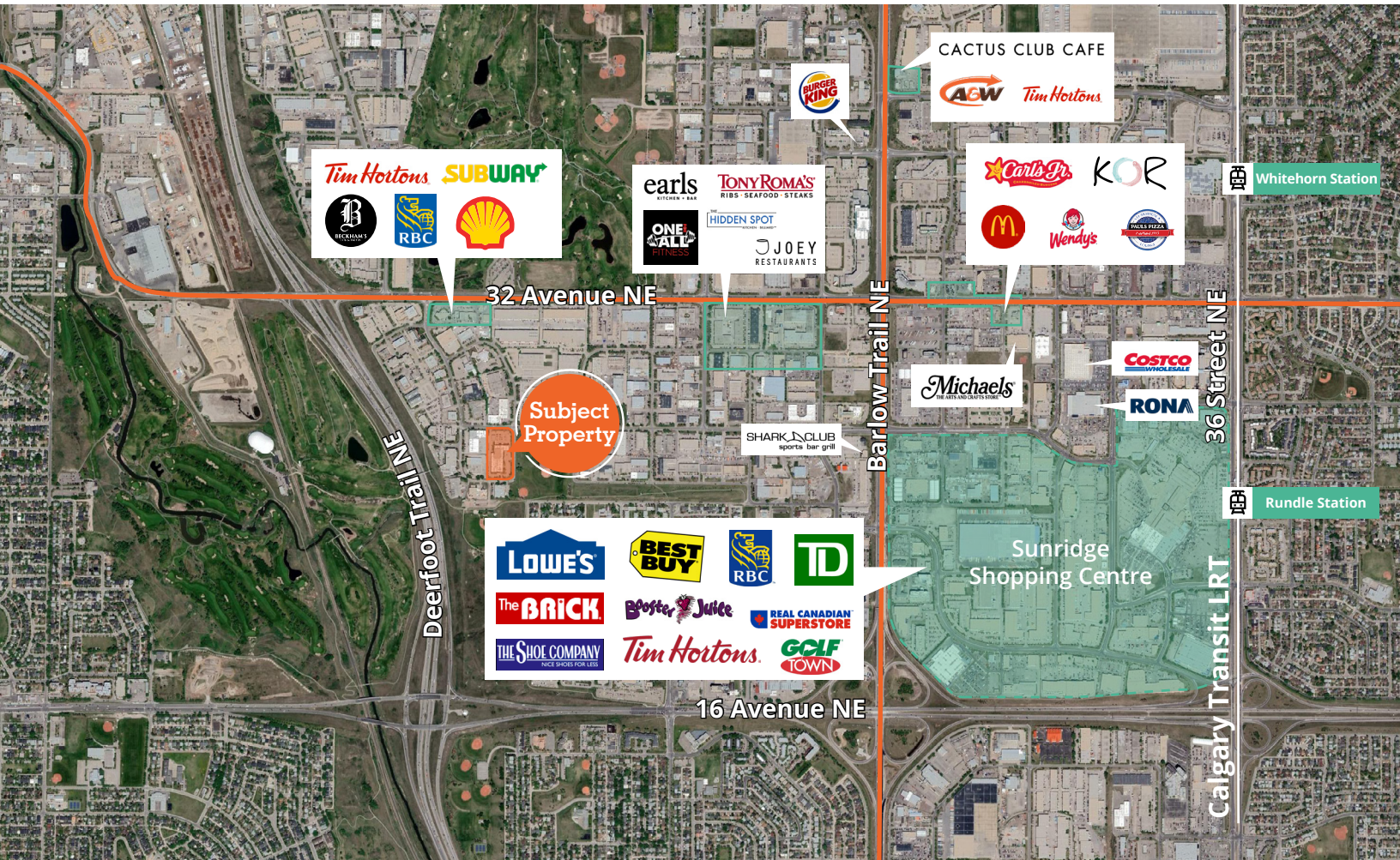


Main Floor



Lower Floor





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