

OFFICE SPACE FOR LEASE

TECH TO U CENTRE

3016 19 STREET NE
CALGARY, AB



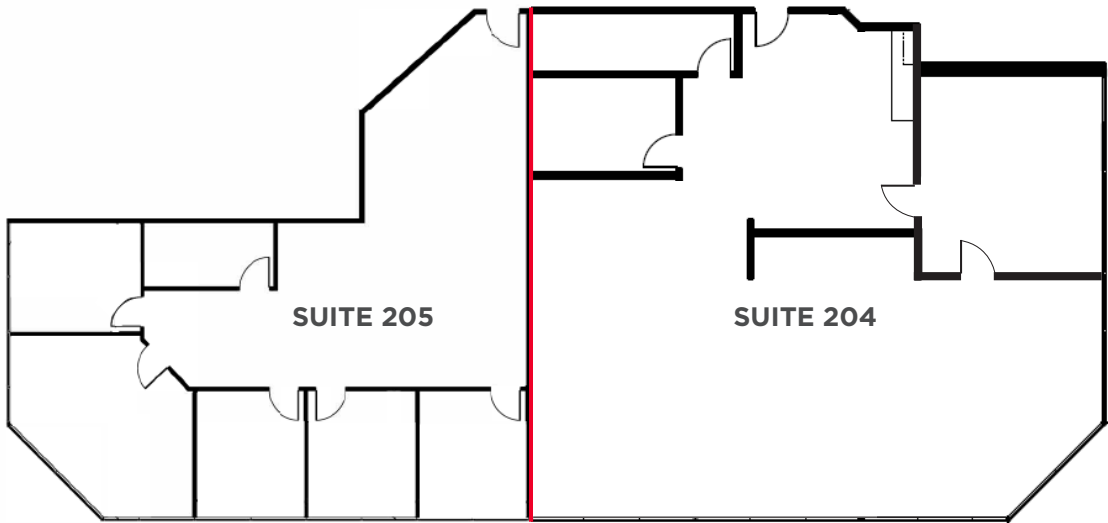
UNDER NEW
OWNERSHIP

 CUSHMAN &
WAKEFIELD

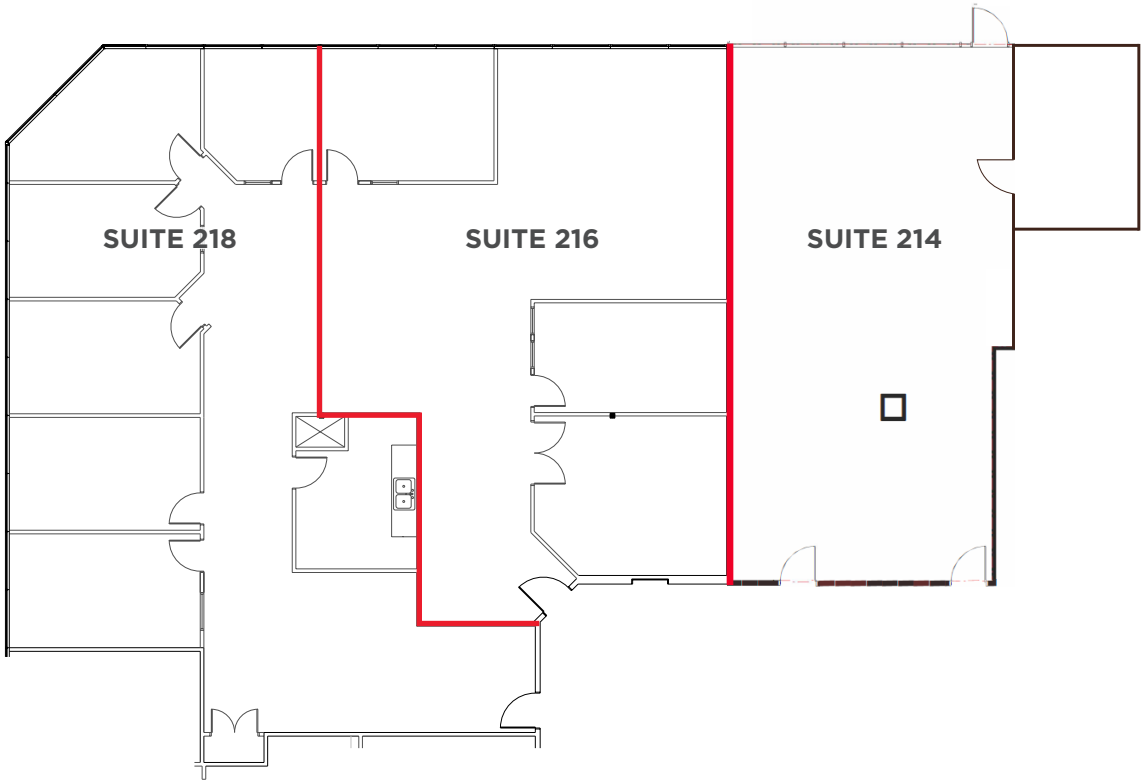


AVAILABILITY SUMMARY

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	2,479 SF	} Contiguous to 2,821 SF, 3,699 SF, or 4,797 SF
	Suite 205	1,631 SF	
	Suite 214	1,098 SF	
	Suite 216	1,723 SF	
	Suite 218	1,976 SF	

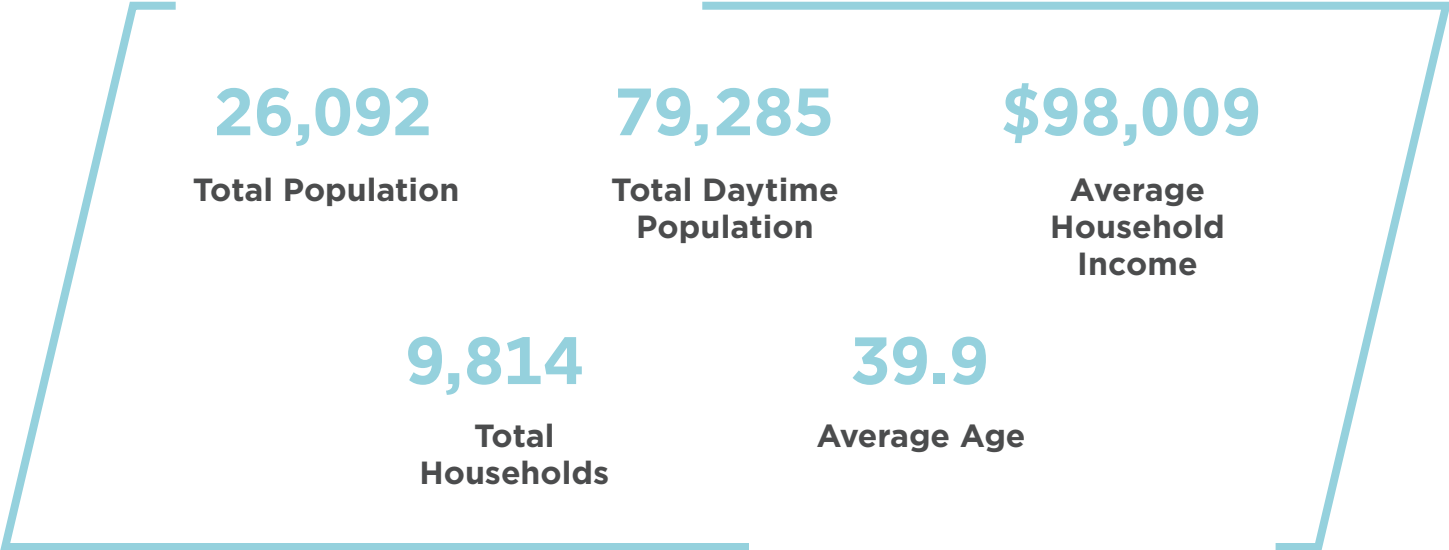
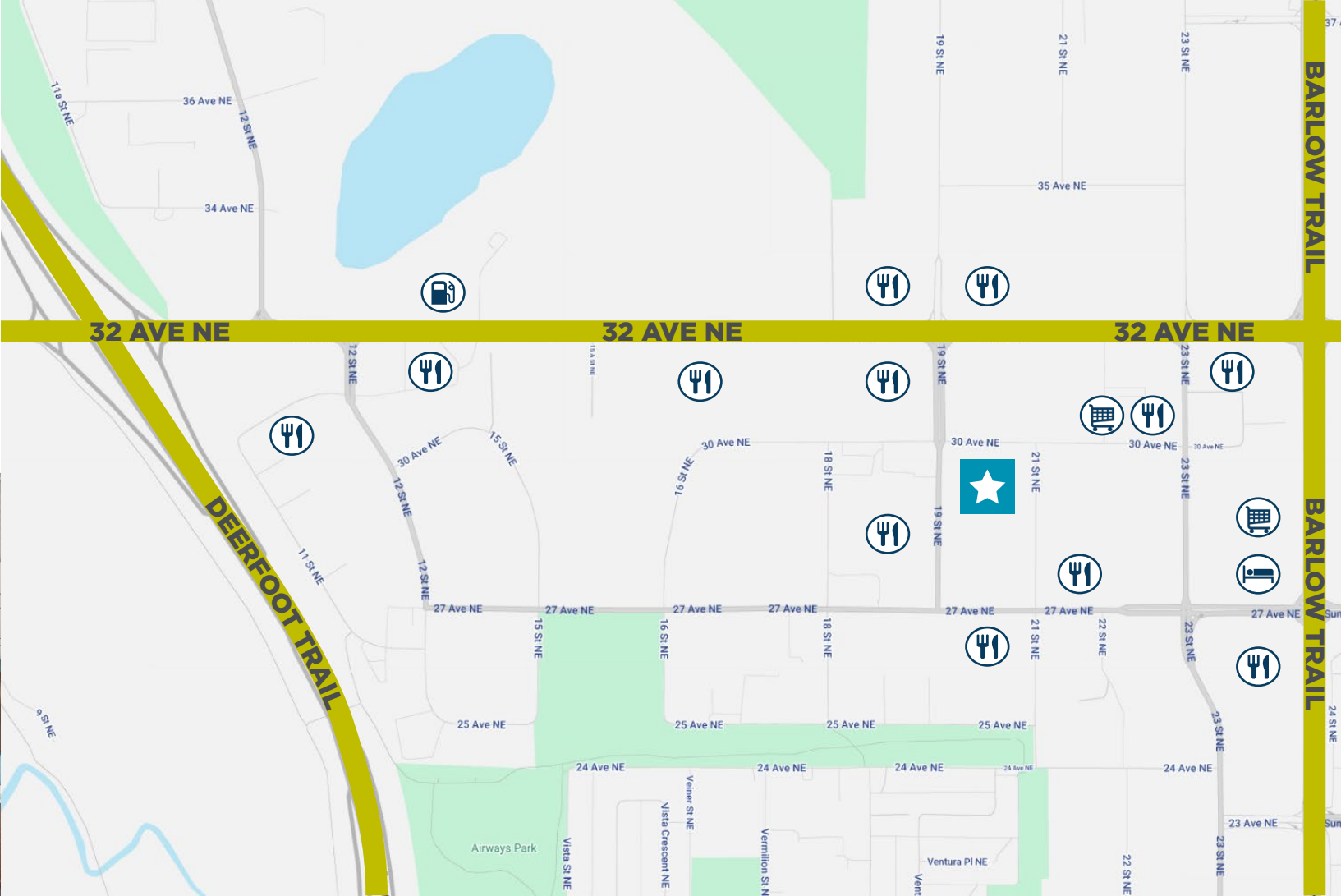
Lease Rates Market Rates

Operating Costs \$13.02 PSF (est. 2024)
 utilities and taxes included

Parking 1 stall per 400 SF
 surface parking with ample electrical outlets, free of charge



ABOUT THE AREA



*Within 3 km
Source: Piipoint



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