

OFFICE SPACE FOR LEASE

**5819 2<sup>ND</sup> STREET SW**

Calgary, AB



 Canadian Urban Limited

**Cushman & Wakefield ULC**  
2400, 250 - 6th Ave SW  
Calgary, AB T2P 3H7 | Canada  
[cushmanwakefield.com](http://cushmanwakefield.com)

 **CUSHMAN & WAKEFIELD**



# About the BUILDING


Located in the Chinook Business District, 5819 2<sup>nd</sup> Street SW boasts a modern and sophisticated exterior. Renovated in 2015, the building showcases oversized windows and wrap around exterior patio spaces. Managed by Canadian Urban Limited, this building is surrounded by amenities, public transit routes, and is only a 10 minute drive to downtown Calgary.


Available Units	Suite 201	2,393 sf	} contiguous at 4,912 sf
	Suite 202	2,519 sf	
	Suite 204	2,370 sf	
	Suite 304	3,002 sf	
Building Size	21,850 sf		
Lease Rate	Market rates		
Operating Costs	\$19.98 psf (est. 2024)		
Availability	Immediately		
Parking Ratio	1:500 sf		
Parking Rates	\$150 per stall, per month (underground)		
	\$125 per stall, per month (covered)		



## Area Demographics

  
**37,927**  
TOTAL POPULATION

  
**76%**  
POST SECONDARY  
EDUCATION

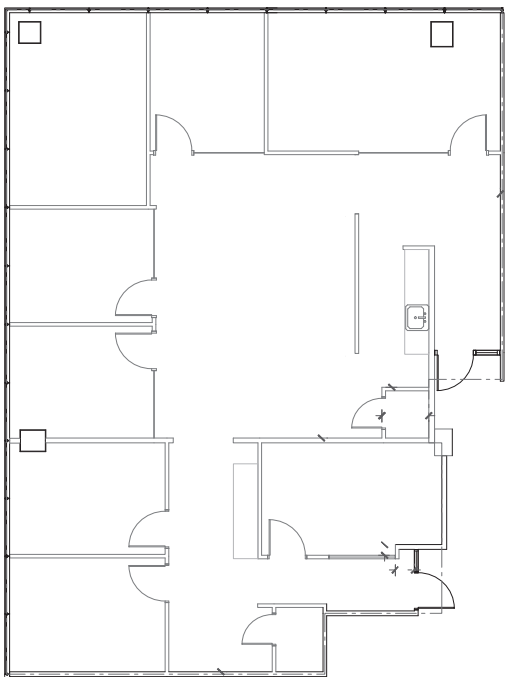
  
**183,447**  
AVERAGE  
HOUSEHOLD INCOME

SOURCE: PIINPOINT (3KM)

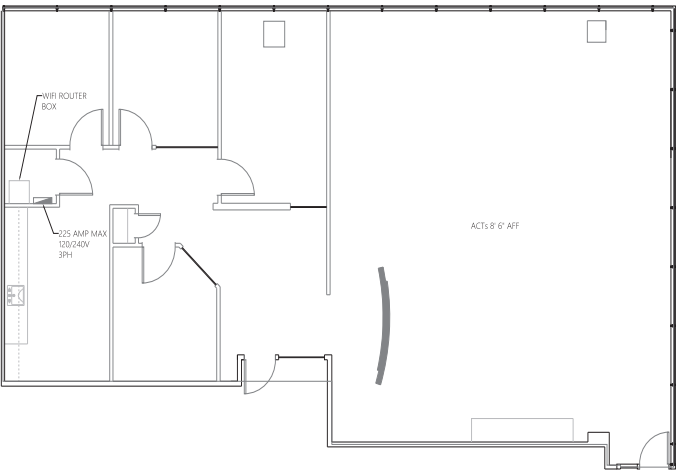
**Located in  
the Chinook  
Business  
District**

## Floor Plans

SUITE 202 - 2,519 sf



SUITE 201 - 2,393 sf



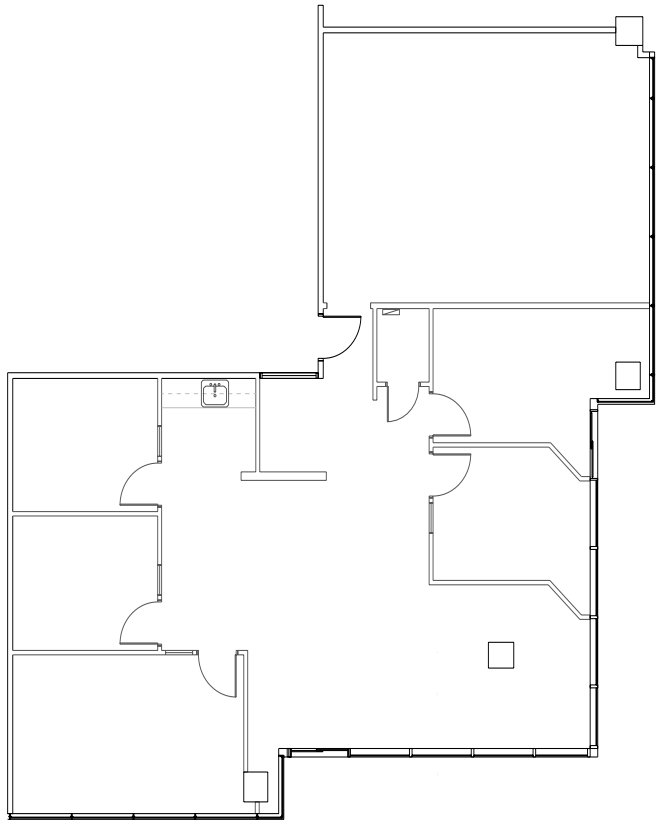
Suite 201 & Suite 202 are contiguous at 4,912 sf





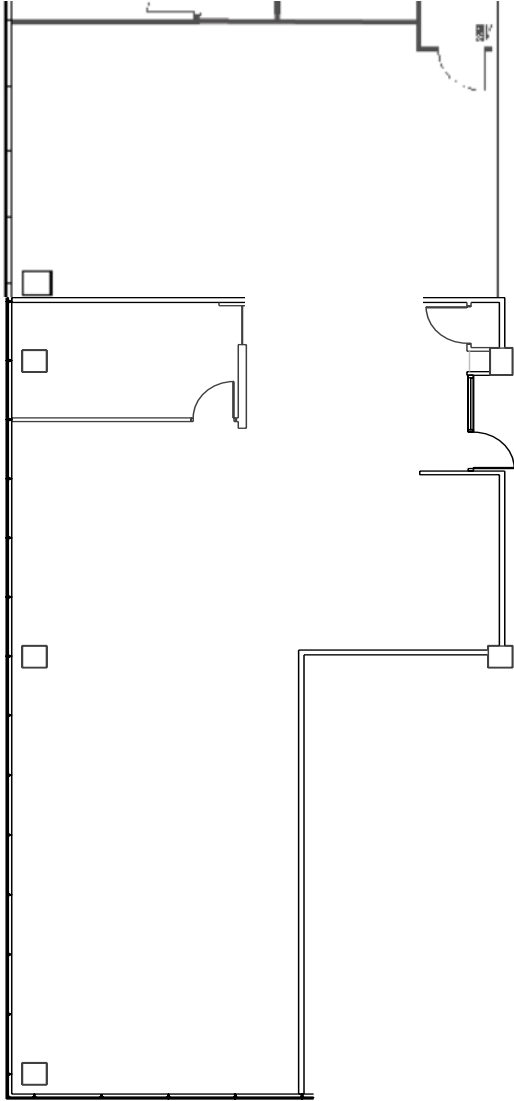
Floor Plans

SUITE 204 - 2,370 sf



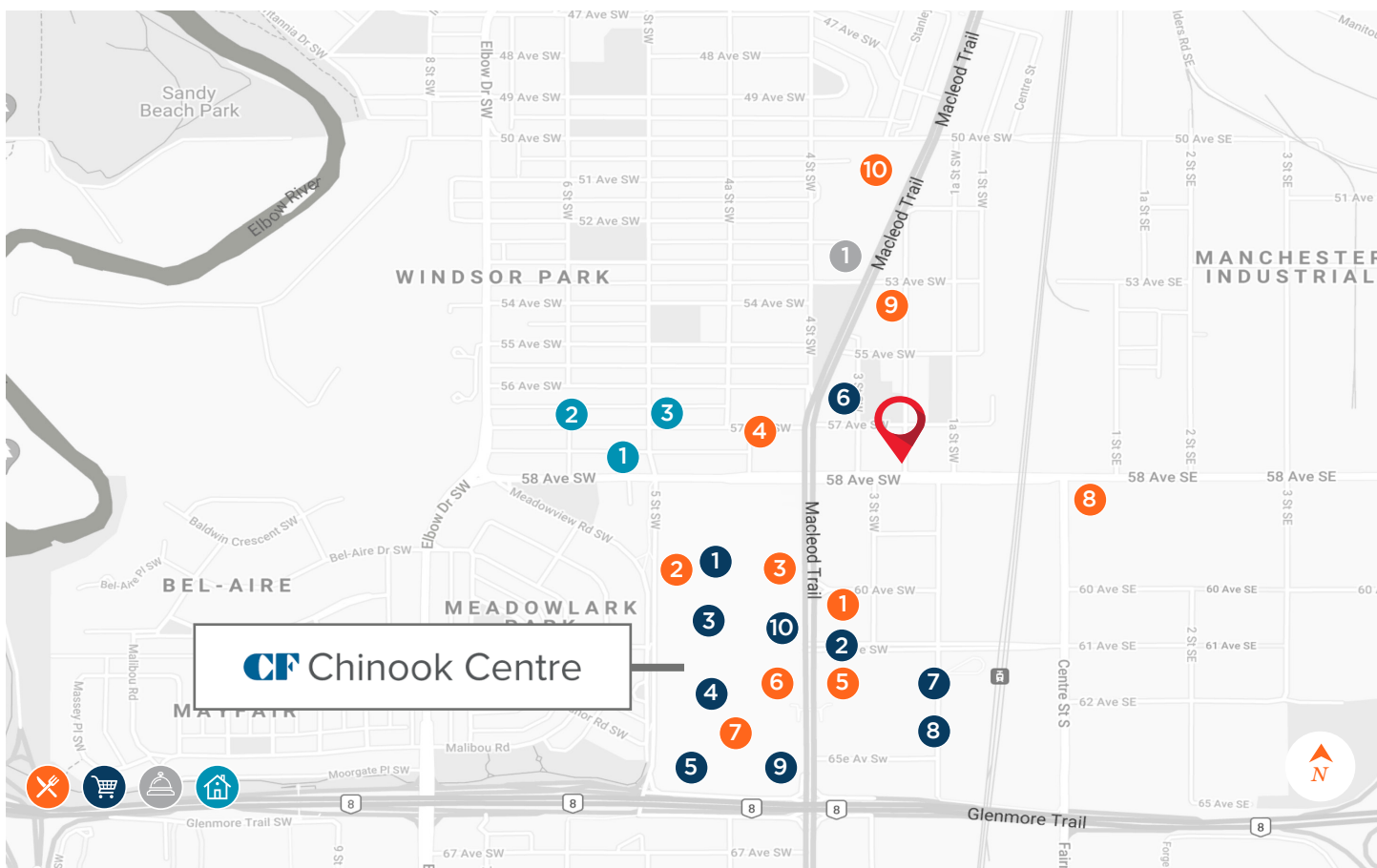
Floor Plans

SUITE 304 - 3,002 sf





# Location



## RESTAURANTS

1. Ogam Chicken
2. Tim Hortons
3. Double Zero
4. WOW Bakery
5. Red Lobster
6. Globefish
7. JOEY Chinook
8. Prairie Dog Brewing
9. Starbucks
10. Carl's Jr

## RETAIL OPTIONS

1. Saks Fifth Avenue
2. Spirit Leaf
3. Apple
4. Sports Chek
5. Hudson's Bay
6. Silverhill Acura
7. Staples
8. The Home Depot
9. Zara
10. Shoppers Drug Mart

## HOTELS

1. Canadas Best Value Inn

## MULTI-FAMILY

1. Windsor Place
2. First Assembly Manor
3. Chinook Gardens

## Contact

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