



6,325 sf

Office / Flex /Storage

Demisable to \pm 4,500 sf

2,511 sf

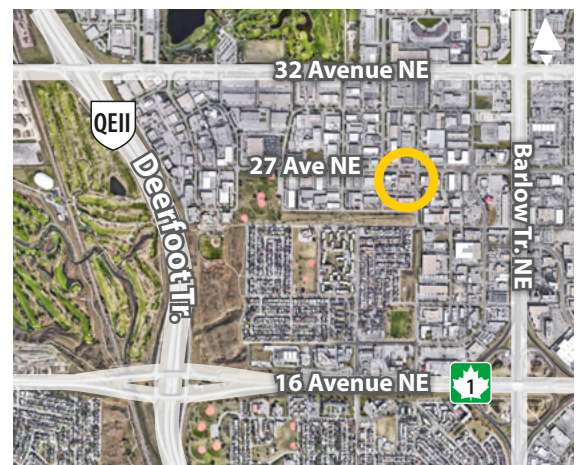
Warehouse w/Front Office

OFFICE / FLEX / STORAGE / INDUSTRIAL FOR LEASE

THE WINDFIRE
BUILDING

2115 27 Avenue NE, Calgary

» Modern professionally maintained and
managed building.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.
- » Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Tr.
- » On bus route 32 direct to LRT.
- » Excellent amenities in the area.
- » Boulevard picnic area.
- » Elevator.



Pylon signage available



Pylon signage available

LEASE INFORMATION

ADDRESS: 2115 27 Avenue NE, Calgary

OFFICE / FLEX / STORAGE:

- » 6,325 sq. ft. – Suite 14 (main floor)
 - Demisable to $\pm 4,500$ sq. ft.

AVAILABILITY: Immediate

IMPROVEMENTS: Negotiable

GROSS RENT: Available

WAREHOUSE WITH FRONT OFFICE:

- » 2,511 sq. ft. – Bay 3

AVAILABILITY: May 1, 2025

LOADING: Grade. 12'x14' door

ELECTRICAL: 100 Amps

CEILING HEIGHT: 24'

OP. COSTS AND TAXES:

Operating costs: \$9.57

Taxes: \$2.69

TOTAL: \$12.26 (est., 2025)
Utilities included.

BASIC RENT: Market

NO CHARGE USE OF:

- » Boardroom for 8+ with presentation equipment.
- » Fully equipped service kitchen, with seating for 12.
- » Bike racks.
- » Showers, and change rooms.
- » Laundry room.



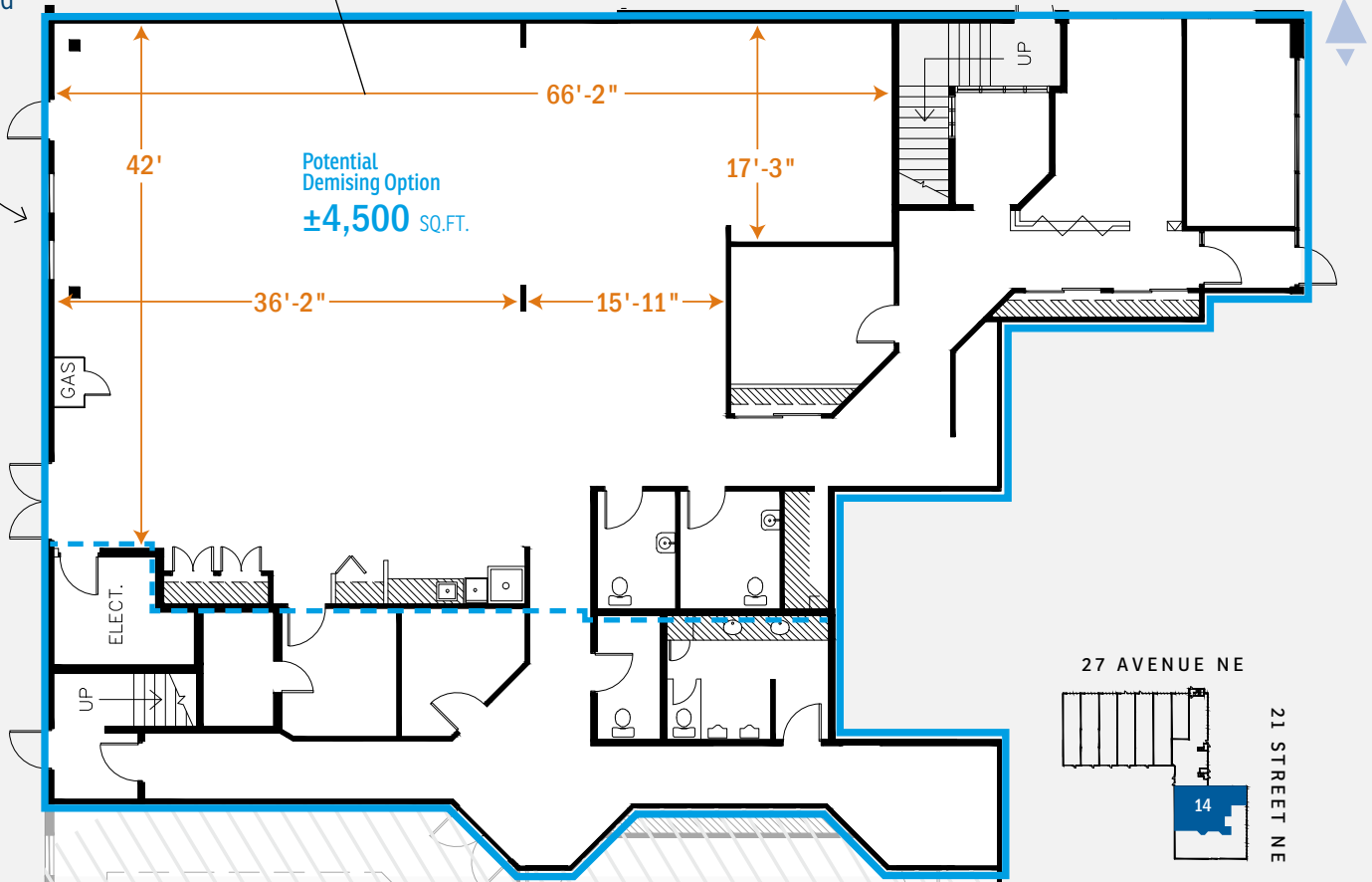


Potential 7' x 8' roll up door if required

SUITE 14 (MAIN FLOOR)
OFFICE / FLEX / STORAGE
6,325 SQ.FT.

- Demisable to $\pm 4,500$ sf.
- Can be converted to economical storage space.
- Gross Rent available.
- Available immediately.
- Improvements: Negotiable
- Separate washrooms within premises.
- Ample street parking.

Ideal for:

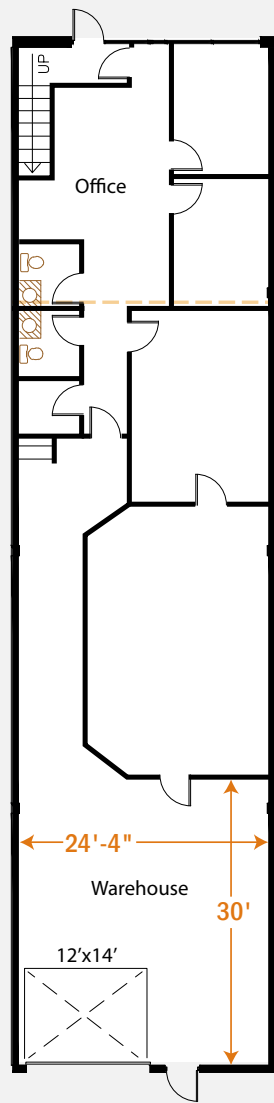


BAY 3

WAREHOUSE WITH FRONT OFFICE

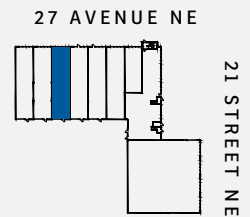
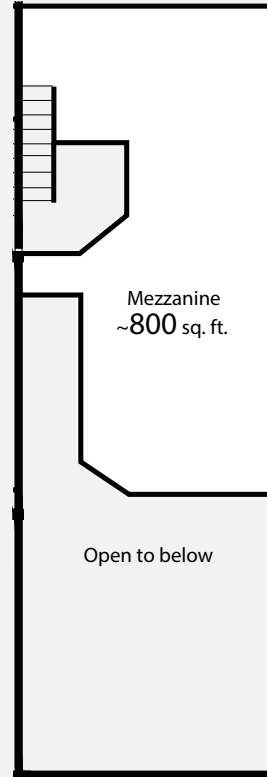
2,511 SQ.FT.

- ~800 sq. ft. mezzanine at no charge
- Available May 1, 2025.
- Loading: Grade. 12'x14' door
- Electrical: 100 Amps
- Ceiling height: 24'
- Operating costs: \$12.26 (est., 2025), utilities included
- Basic rent: Market



MAIN FLOOR

MEZZANINE



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LOCAL EXPERTISE MATTERS