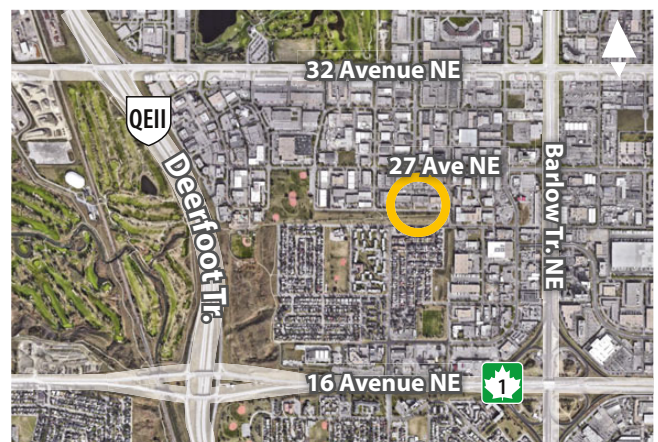


**1,500 sf**  
Suite 1A/2A

## OFFICE SPACE FOR LEASE

2016 25th Avenue NE  
Calgary

» Convenient location with excellent access to Barlow Trail, 16 Avenue NE and Deerfoot Trail.



**Murray Ion**, ASSOCIATE  
d: 403-294-7179  
c: 403-797-3103  
mion@barclaystreet.com

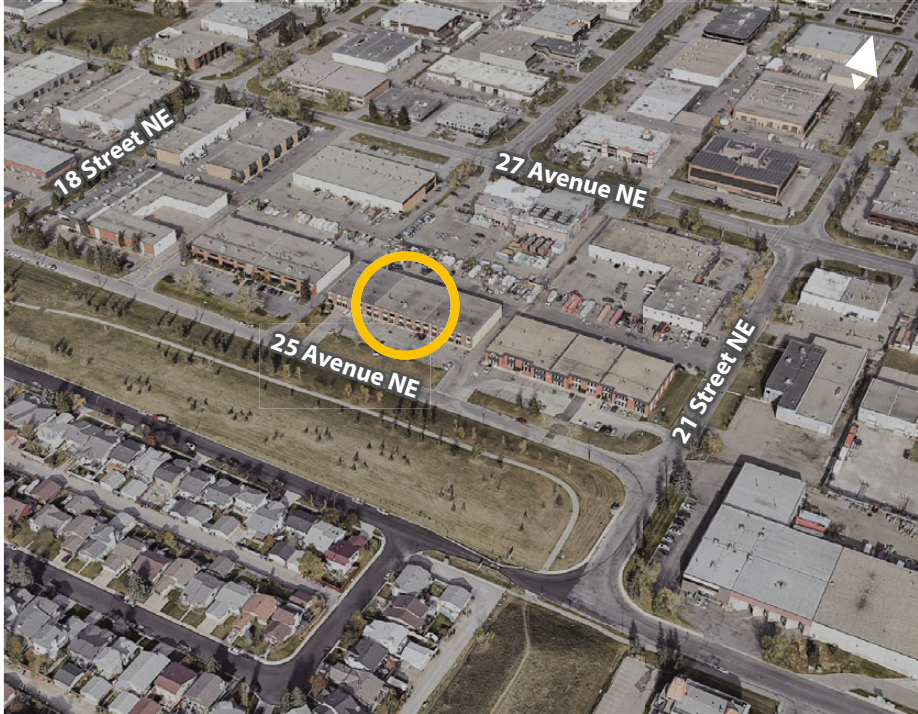
**Ryan Boyne**, ASSISTANT (UNLICENSED)  
d: 403-294-7173  
c: 403-483-5599  
rboyne@barclaystreet.com

**BARCLAY STREET**  
REAL ESTATE  
LOCAL EXPERTISE MATTERS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

CELEBRATING  
**50** YEARS  
1973-2023

- » 2-storey well-established multi-tenant building in Vista Heights.
- » Convenient location with excellent access to Barlow Trail, 16 Avenue NE and Deerfoot Trail.
- » South-facing offices.



## LEASE INFORMATION

ADDRESS: 2016 25th Avenue NE, Calgary

AVAILABLE FOR LEASE:

1,500 sq. ft. – Suite 1A/2A (2nd floor)

~~750 sq. ft. – Suite 3A (2nd floor)~~ **LEASED**

AVAILABILITY: Immediate

PARKING: 2 stalls per 750 sq. ft. free of charge.  
Ample street parking in vicinity

OP. COSTS AND TAXES:  
\$11.00 (est.). Utilities included

LEASE RATE: Market

## BUILDING INFORMATION

NUMBER OF FLOORS: 2

YEAR BUILT: 1978

BUILDING SIZE: 53,814 sq. ft.

SUITE 1A/2A (2ND FLOOR)

**1,500** SQ.FT.

