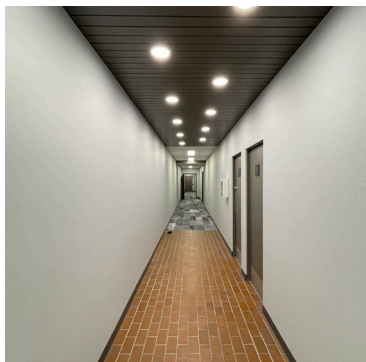
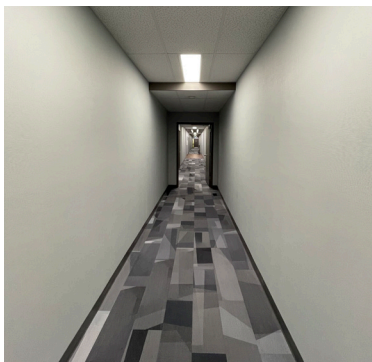


For Lease | Second Floor Office

1135 - 64 Avenue SE

Calgary, Alberta



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Highlights


- 

High quality built out space in sought-after south-central market
- 

Upgraded second floor common washrooms and hallways
- 

LED Lighting Upgrades
- 

Existing office intensive layout
- 

Direct exposure to Glenmore Trail and 11 Street SE
- 

Excellent proximity to Deerfoot Meadows amenities

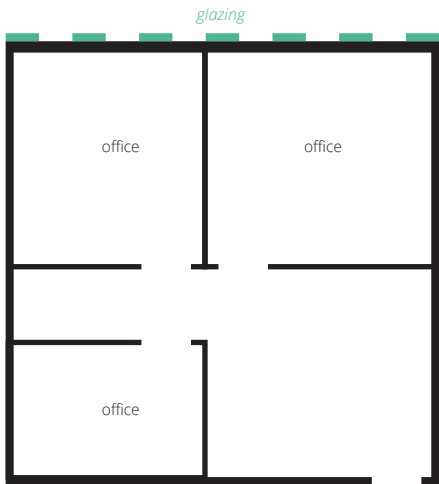
Particulars

Available:	Unit 201 - 2,275 sf	
	Unit 206 - 824 sf	NEW
Net Rent:	Market	
Op. Costs & Taxes:	\$13.58 psf (2025)	
TI Allowance:	Negotiable	
Available:	Unit 201 - Immediately	
	Unit 206 - October 1, 2025	
Term:	3 - 10 year	
Parking:	Random, abundant double row parking	
	Free street parking available	



Suite 201 particulars

- 9 existing built out offices
- kitchen / staff room
- LED lighting, carpet, and paint upgrades
- ample natural light into the space
- common washrooms
- recent common area upgrades



Suite 206 particulars

- Efficient second floor office suite
- 3 office with good natural light
- open area for workstations & reception
- common washrooms
- recent common area upgrades



Get more info.

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