

OFFICE SPACE FOR LEASE

5819 2ND STREET SW

Calgary, AB



 Canadian Urban Limited

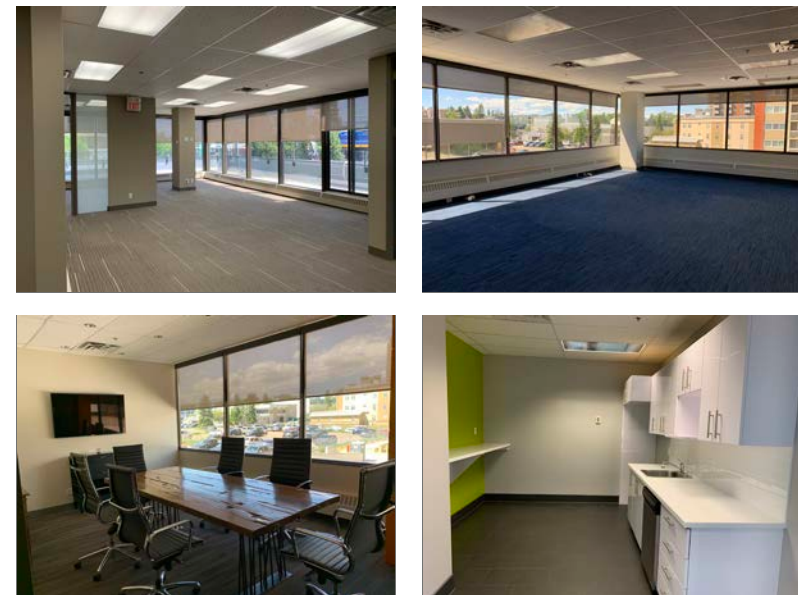
Cushman & Wakefield ULC
2400, 250 - 6th Ave SW
Calgary, AB T2P 3H7 | Canada
cushmanwakefield.com

 **CUSHMAN & WAKEFIELD**


About the BUILDING


Located in the Chinook Business District, 5819 2nd 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 4,913 sf
	Suite 202	2,519 sf	
	Suite 204	2,370 sf	
	Suite 302	978 sf	LEASED
	Suite 304	3,002 sf	
Building Size	21,850 sf		
Lease Rate	Market rates		
Operating Costs	\$19.53 psf (est. 2023)		
Availability	Immediately		
Parking Ratio	1:500 sf		
Parking Rates	\$150 per stall, per month (underground) \$125 per stall, per month (covered)		



Area Demographics


38,409
TOTAL POPULATION

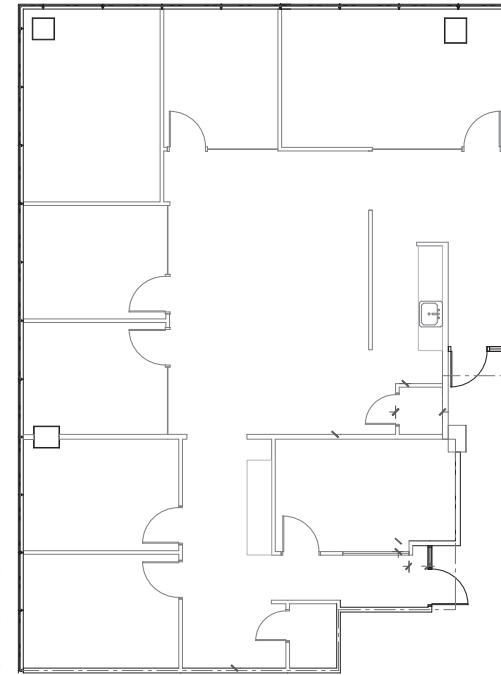

47%
POST SECONDARY
EDUCATION


210,238
AVERAGE
HOUSEHOLD INCOME

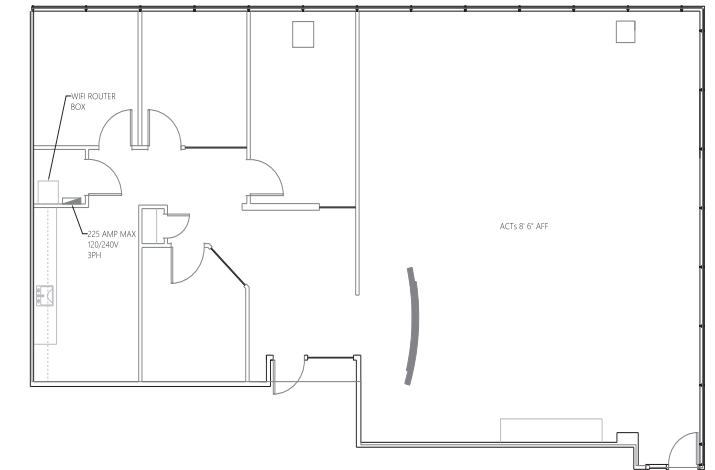
**Located in
the Chinook
Business
District**

Floor Plans

SUITE 202 - 2,519 sf



SUITE 201 - 2,393 sf

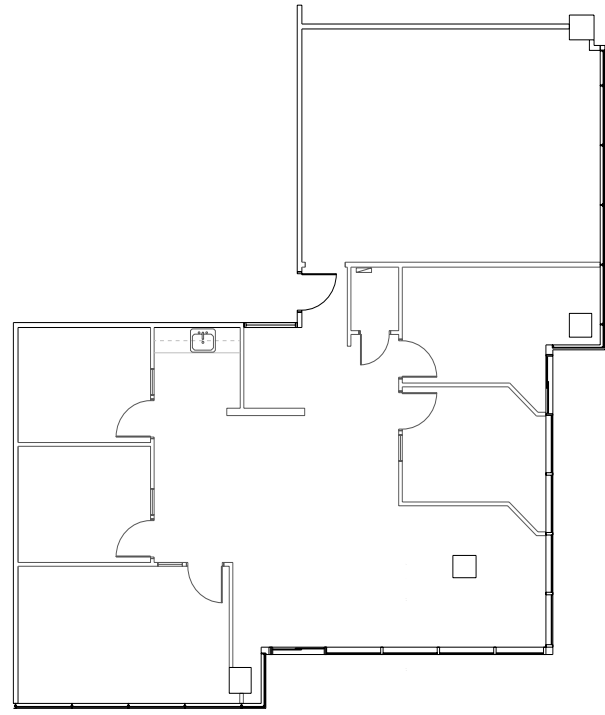


Suite 201 & Suite 202 are contiguous at 4,913 sf



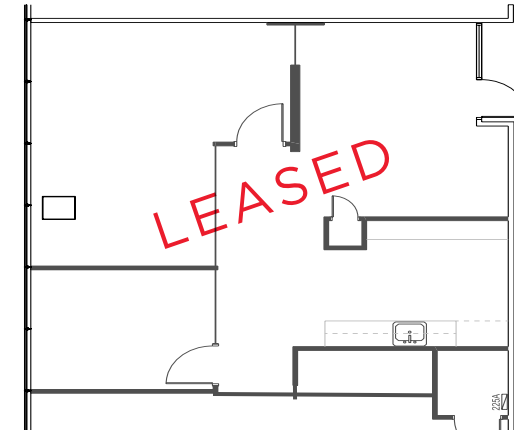
Floor Plans

SUITE 204 - 2,370 sf

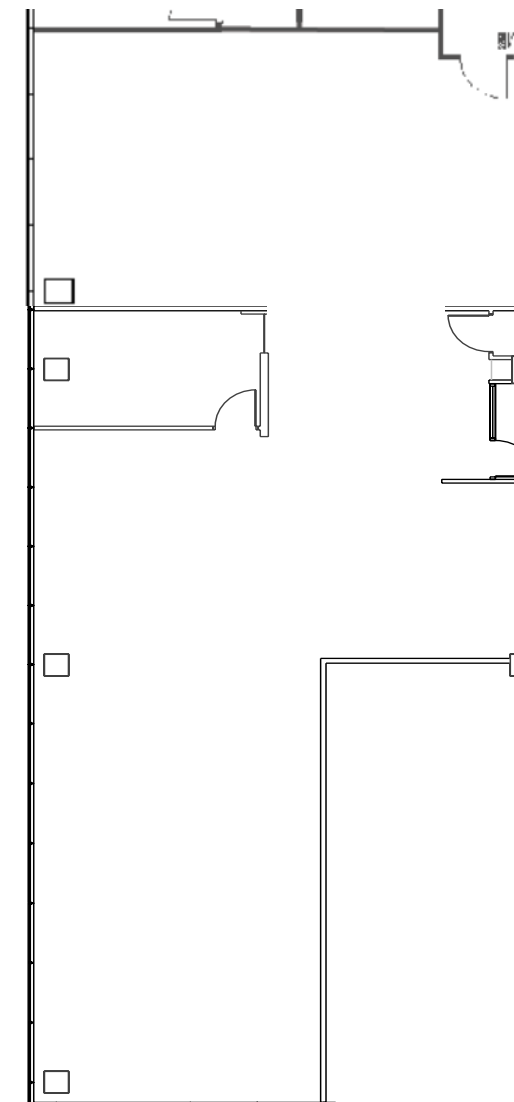


Floor Plans

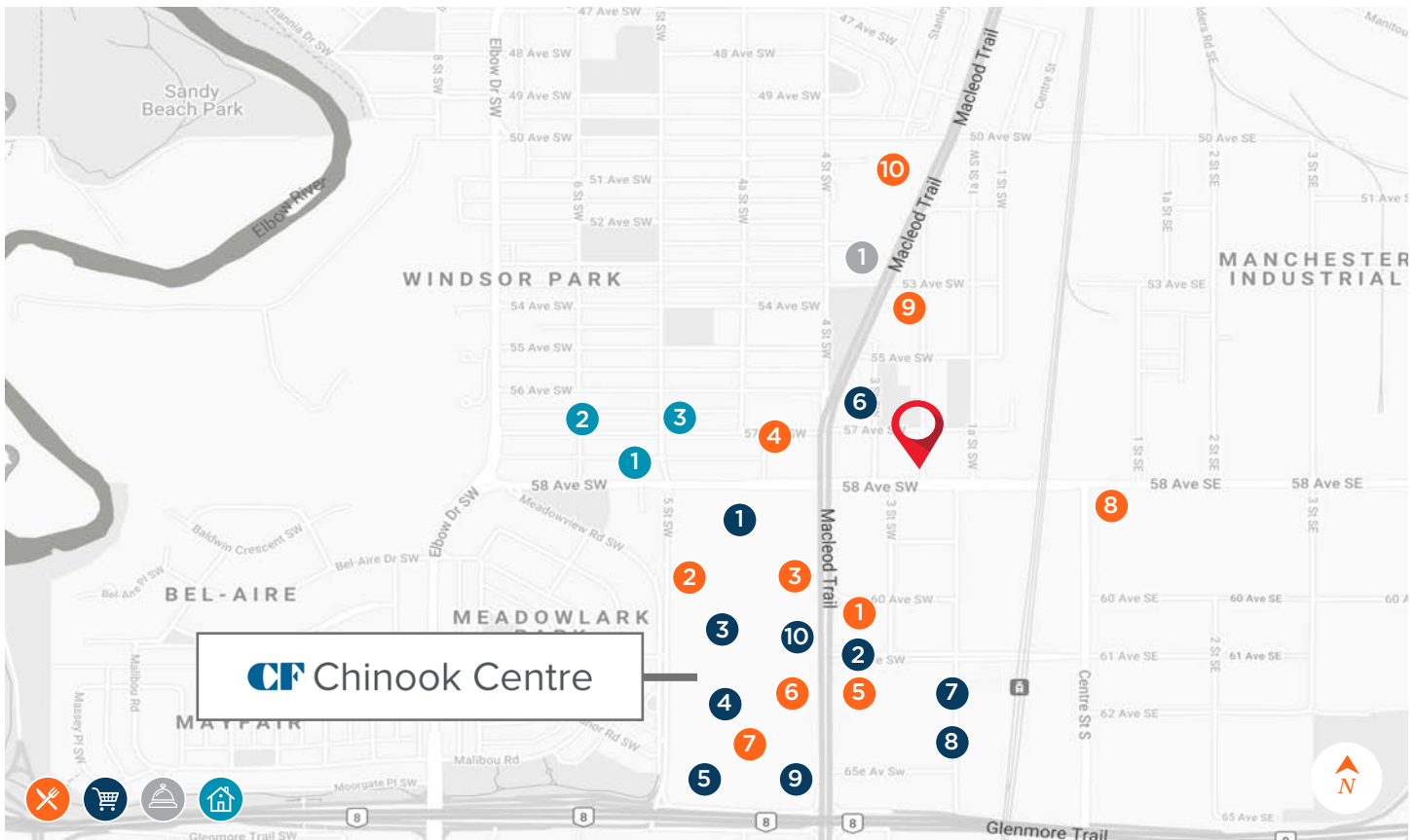
SUITE 302 - 978 sf



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. Nordstrom
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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