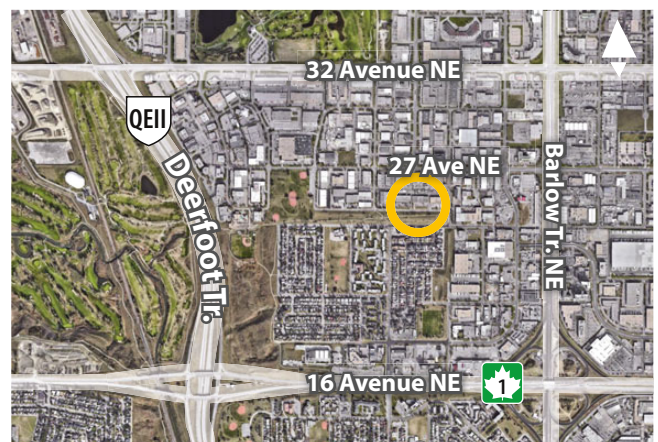


1,500 sf
Suite 1A/2A

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

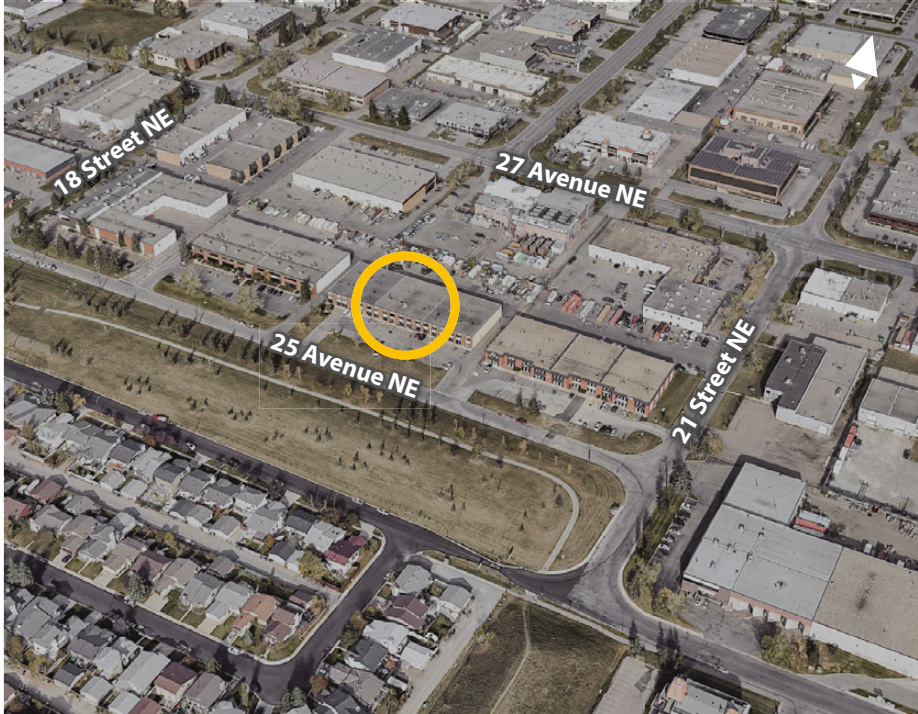
Ryan Boyne, ASSISTANT (UNLICENSED)
d: 403-294-7173
c: 403-483-5599
rboyne@barclaystreet.com

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

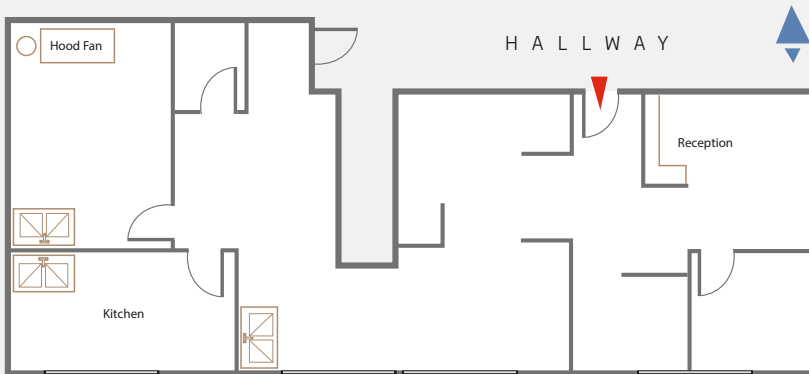
NUMBER OF FLOORS: 2

YEAR BUILT: 1978

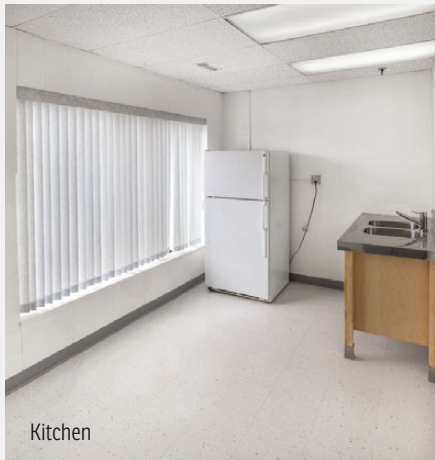
BUILDING SIZE: 53,814 sq. ft.

SUITE 1A/2A (2ND FLOOR)

1,500 SQ.FT.



Reception



Kitchen



Hood fan