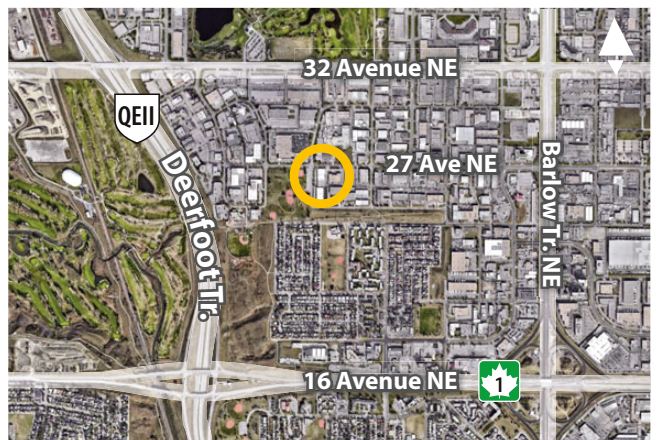




## OFFICE AND OFFICE+WAREHOUSE SPACE FOR LEASE

**Triumph South Airways  
Centre**  
1715 27th Avenue NE, Calgary



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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



LOCAL EXPERTISE MATTERS

CELEBRATING

**50** YEARS

1973-2023

# LEASE INFORMATION

MUNICIPAL ADDRESS: 1715 27th Avenue NE, Calgary

AVAILABLE FOR LEASE:

- OFFICE**
- » 3,095 sq. ft. – Suites 2-4 (2nd floor)
    - Demisable to 835 & 2,260 sq. ft.
  - » 720 sq. ft. – Suite 7 (2nd floor) **C/L**
    - Available December 1, 2023
- OFFICE + WAREHOUSE**
- » 3,100 sq. ft. – Bay 7 (main floor)
    - Office 778 sf, Warehouse 2,322 sf
  - » 3,100 sq. ft. – Bay 1 (main floor)
    - Small warehouse (storage)

**PARKING:** 56 common parking stalls

**WAREHOUSES:**

- Loading – one 12' x 14' drive-in door per bay
- Clear height – 17'
- Power – 100 amps, 120/208 volts per bay (TBV)

**OPERATING COSTS:** \$4.95 plus utilities (est.)

**LEASE RATE:** Market



- » Easy access to two major Calgary roads – Deerfoot Trail and Barlow Trail NE
- » Prominent location in the heart of South Airways Business Park.

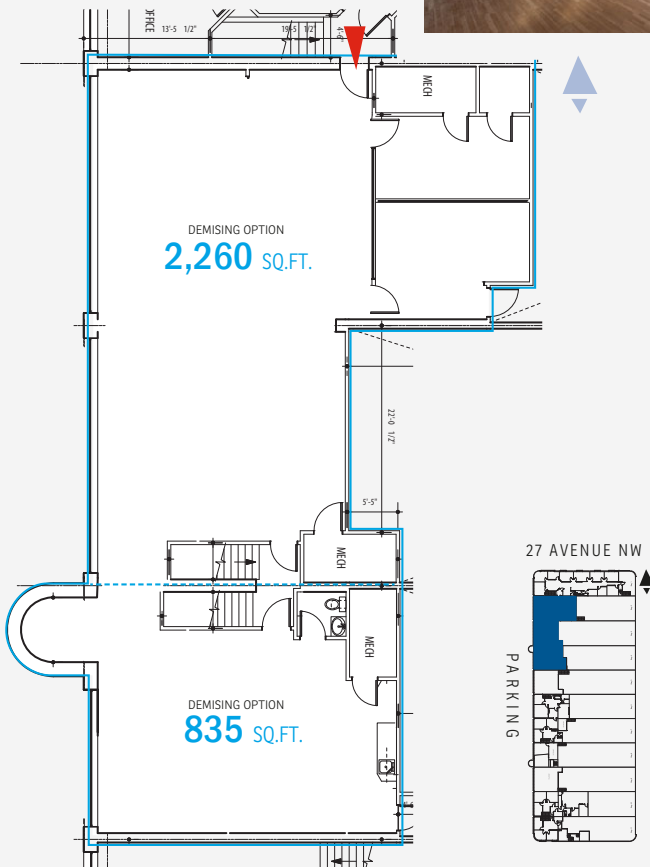
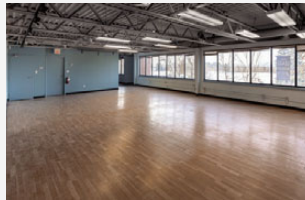
**LANDLORD:**

Triumph South Airways Acquisition Lp / Triumph South Airways GP Ltd.

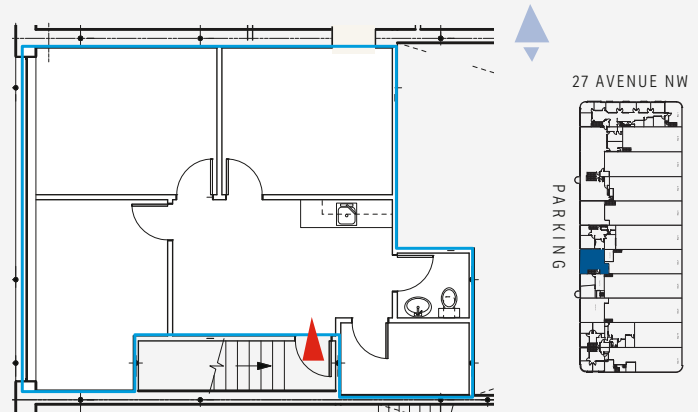
**HVAC:** Tenant controlled

**BUILDING SIZE:** 44,014 sq. ft.

SUITES 2-4 (2ND FLOOR) **OFFICE**  
**3,095** SQ.FT. **DEMISABLE**



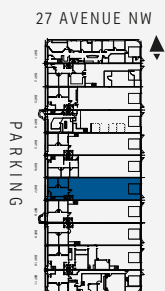
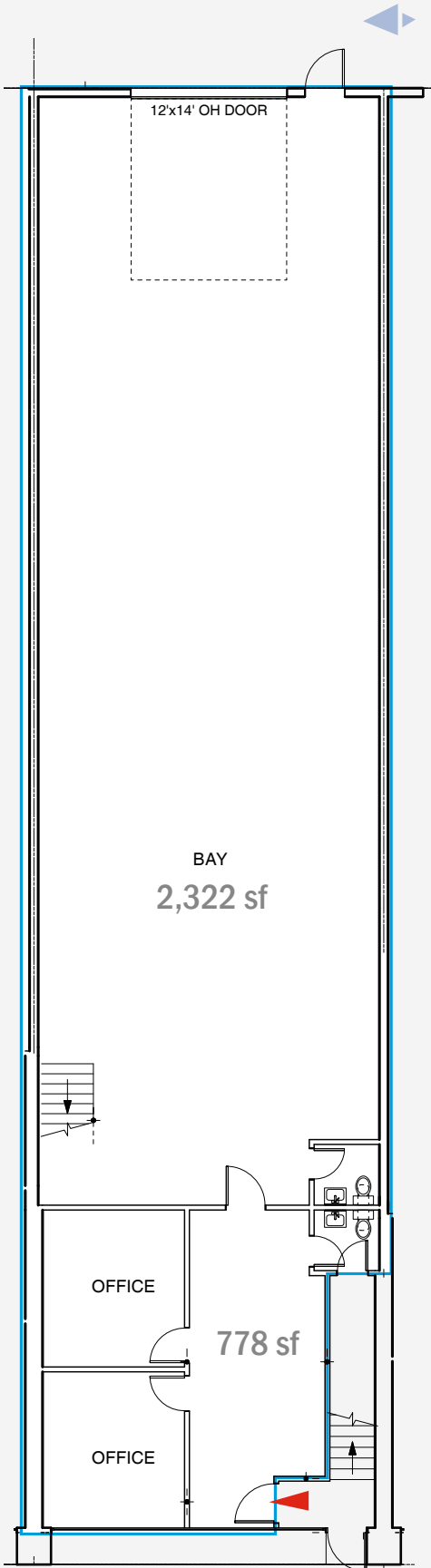
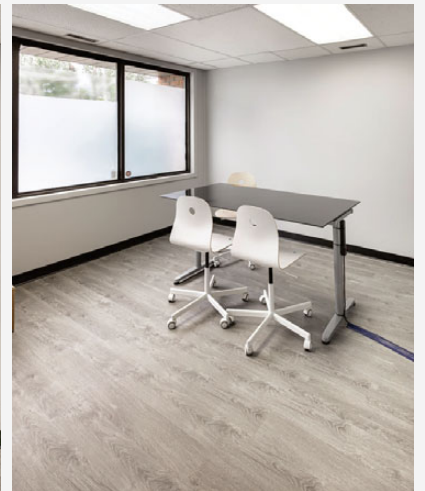
SUITE 7 (2ND FLOOR) **OFFICE C/L**  
**720** SQ.FT.



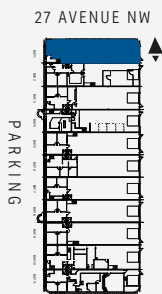
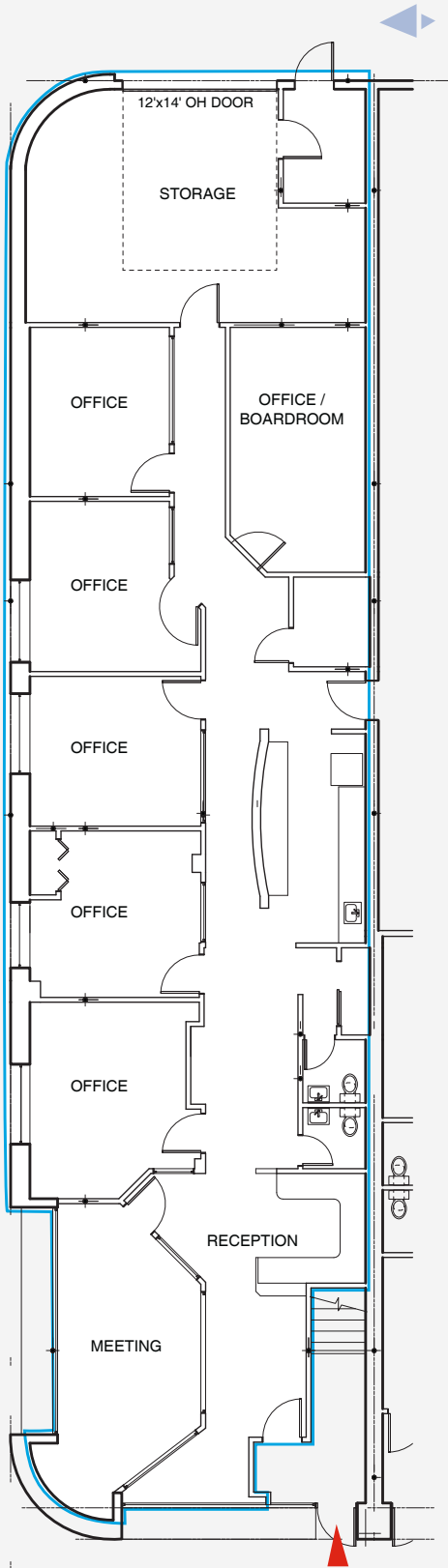
BAY 7 (MAIN FLOOR) OFFICE + WAREHOUSE

3,100 SQ.FT.

- Office 778 sf, Warehouse 2,322 sf
- Mezzanine



BAY 1 (MAIN FLOOR) OFFICE + WAREHOUSE  
**3,100** SQ.FT.



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