

**AIRWAYS PLACE**  
**3309 19 STREET NE**  
**1920 32 AVENUE NE**  
CALGARY, AB

**Triovest**



INFO



PLANS



IMAGES



LOCATION



WEB



## I-C Retail and Office Space for Lease in NE Calgary

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BROKERAGE

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## THE PROPERTY

Airways Place is an I-C zoned building comprised of two-storey office/retail areas on the south portion and single-storey warehouse/retail areas on the north portion. The second floor offices have views and frontage on 32 Avenue and can also be accessed from 19 Street NE. The I-C land use allows for mixed-use industrial/retail tenants that offer both warehouse and showroom space.

## SPACE DETAILS

<b>YEAR BUILT</b>	1976
<b>ZONING</b>	I-C: Industrial Commercial/Light Industrial
<b>BASIC RENT</b>	Market
<b>ADDITIONAL RENT</b>	\$9.61 psf per annum (2023 estimate)
<b>PARKING</b>	Asphalt surface lot, approx. 63 stalls Fenced area for staff and trailer parking
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"><li>• Public transportation directly in front of building</li><li>• Coco Brooks, JOEY, Earls and Wendy's nearby</li><li>• Direct access to 32 Avenue NE</li><li>• 5 minutes from Barlow Trail and Deerfoot Trail</li></ul>

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## RETAIL/OFFICE SPACE

UNIT #3309/3311 | 2,085 SF

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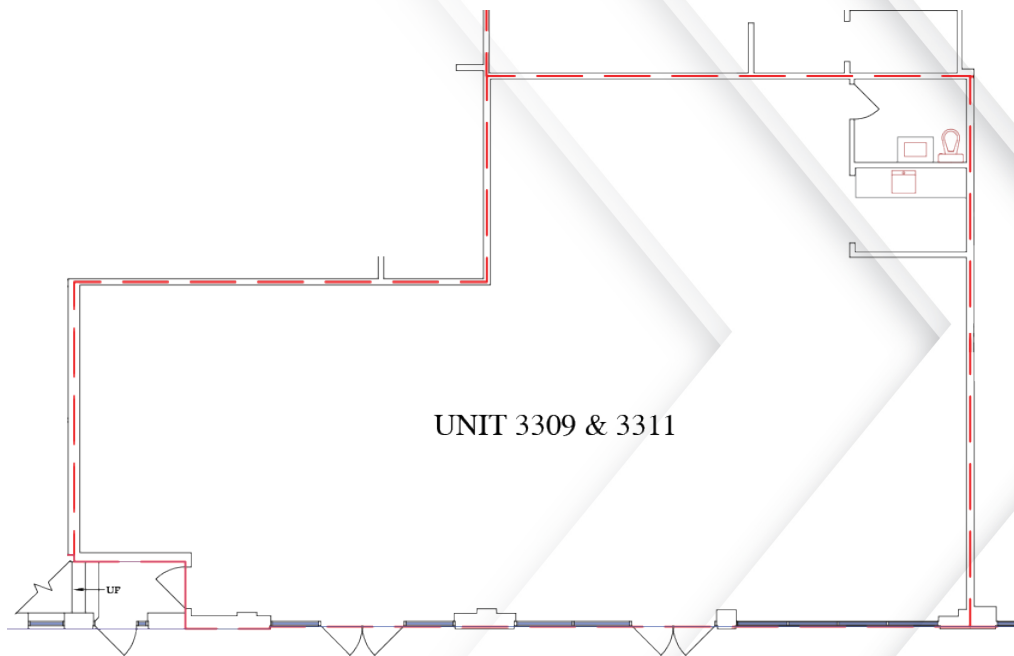
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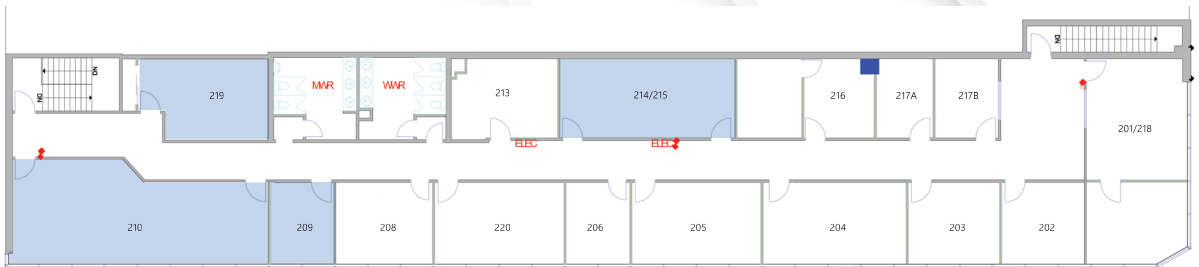


WEB

## SECOND FLOOR OFFICE

PREVIOUS

NEXT



## AVAILABILITIES

SUITE	AREA (SF)	AVAILABILITY
209	122	Immediately
210	484	30 days notice
214/215	338	Immediately
219	250	30 days notice

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**MAP**

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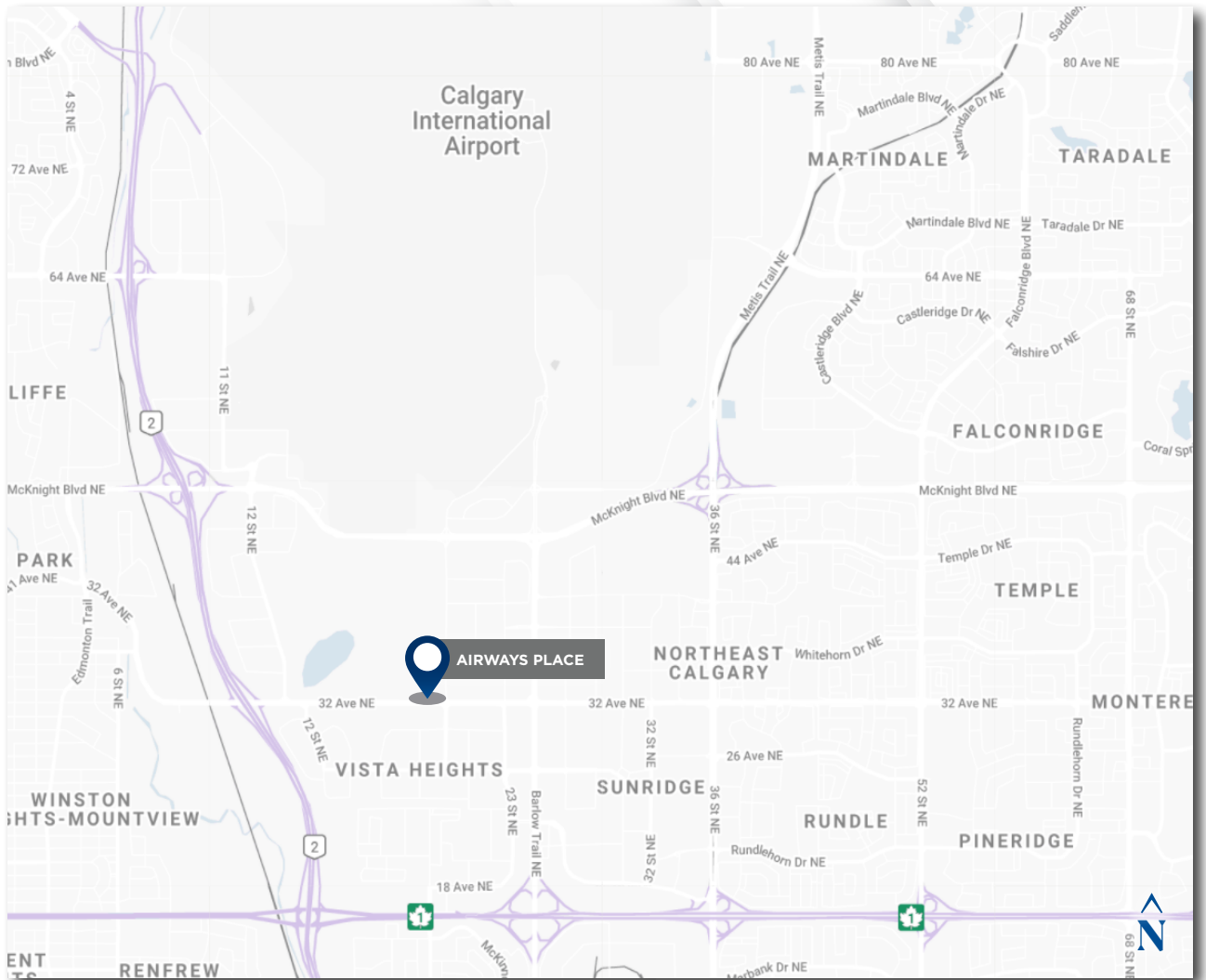
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**AMENITIES MAP**

PREVIOUS



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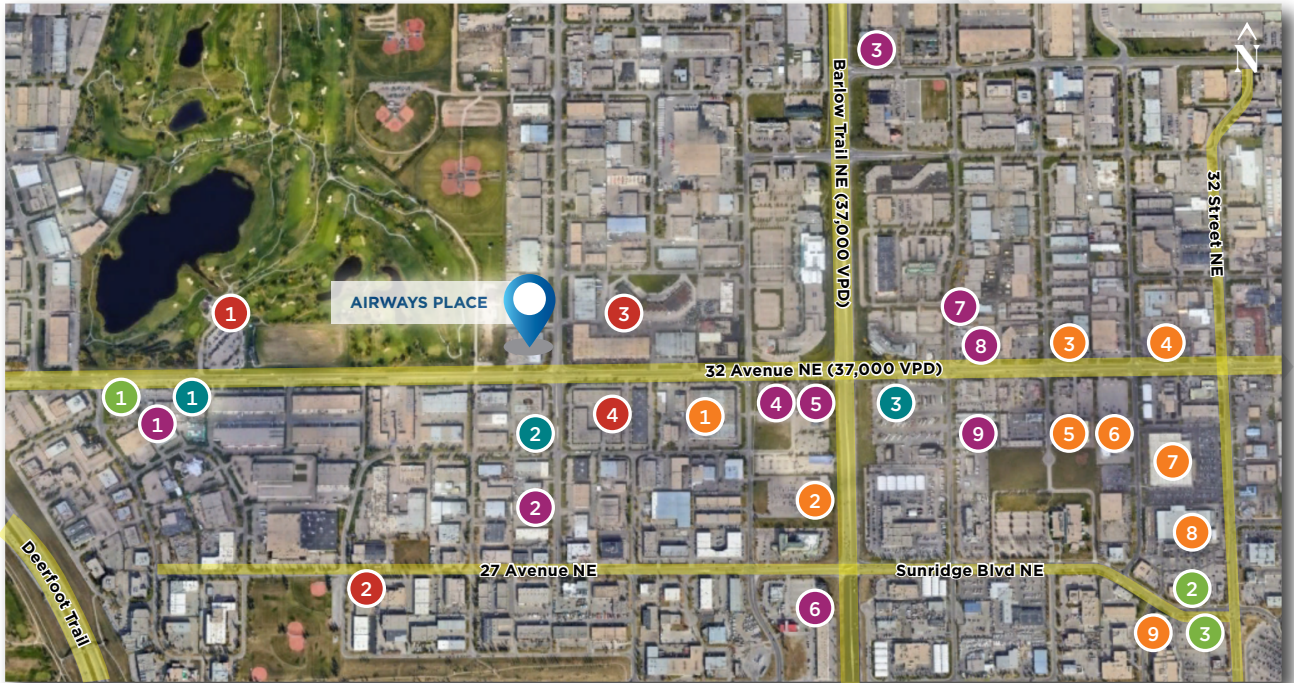
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**Dining**

1. Tim Hortons
2. Song Huong Vietnamese
3. Cactus Club Cafe
4. JOEY Barlow
5. Earls Kitchen + Bar
6. Shark Club Sports Bar
7. Cattle Baron Steakhouse
8. McDonald's
9. Ramen Ichinen



**Retail & Grocery**

1. Airways Mall
2. Wholesale Club
3. Freestone Produce
4. Staples
5. Michaels
6. Toys R Us
7. Costco Wholesale
8. RONA
9. Chapters



**Sports & Recreation**

1. McCall Lake Golf Course
2. Dynamite Boxing Club
3. Mike's Family Billiards
4. Axe Games Axe Throwing



**Gas Stations**

1. Shell
2. Centex
3. Husky/Esso



**Banking**

1. RBC Royal Bank
2. CIBC
3. ATB Financial

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## ABOUT TRIOVEST



HOME



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8

CORPORATE OFFICES  
CANADA-WIDE



460

EMPLOYEES



384

PROPERTIES ACROSS  
CANADA



44

MILLION  
SQUARE FEET



\$12

BILLION  
PORTFOLIO UNDER  
MANAGEMENT



\$3

BILLION  
UNDER DEVELOPMENT

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs 460 employees to manage 384 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.