

Office For Lease

5824 – 2nd Street SW

PREST//GE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®



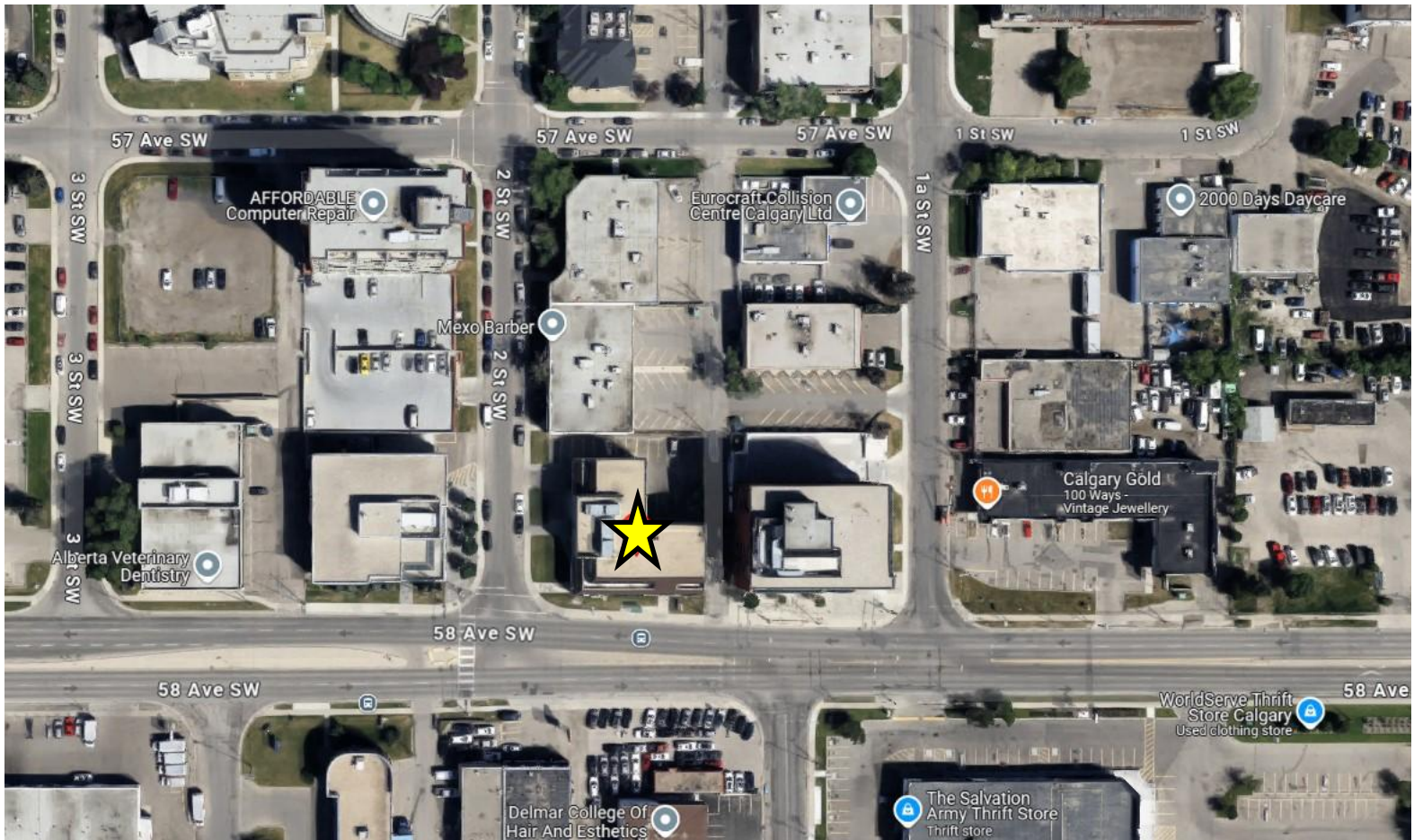
Rethinking Commercial Real Estate

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

5824 – 2nd Street SW



Subdivision:	Manchester
Zoning:	C-O (Commercial Office)
Lower Level:	1,015 to 2,204 Square Feet
2nd Floor:	#200 - 1,351 ± Square Feet #210 - 1,606 ± Square Feet (LEASED)
3rd Floor:	LEASED
Lease Rate:	Market
Operating Cost:	\$15.31/Sq Ft/Annum (For 2025)
Term:	3 to 5 Years
Availability:	August 1 st , 2025
Parking:	1:700 Sq Ft 2-hour street parking in the vicinity

- Professionally managed building with direct exposure to 58th Avenue SW
- 2nd floor space directly across from the elevator.
- Mix of private and open bullpen areas
- Abundant of natural light
- Assigned parking at reasonable rates, and street parking on 2nd Street
- Lower-level space also available
- Bus stop directly in front of building on 58th Ave.
- 2 blocks from Chinook Centre Mall, LRT Station, and Blackfoot Deerfoot Trail. 5 minutes to downtown and 20 minutes to Calgary Airport

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

5824 – 2nd Street SW

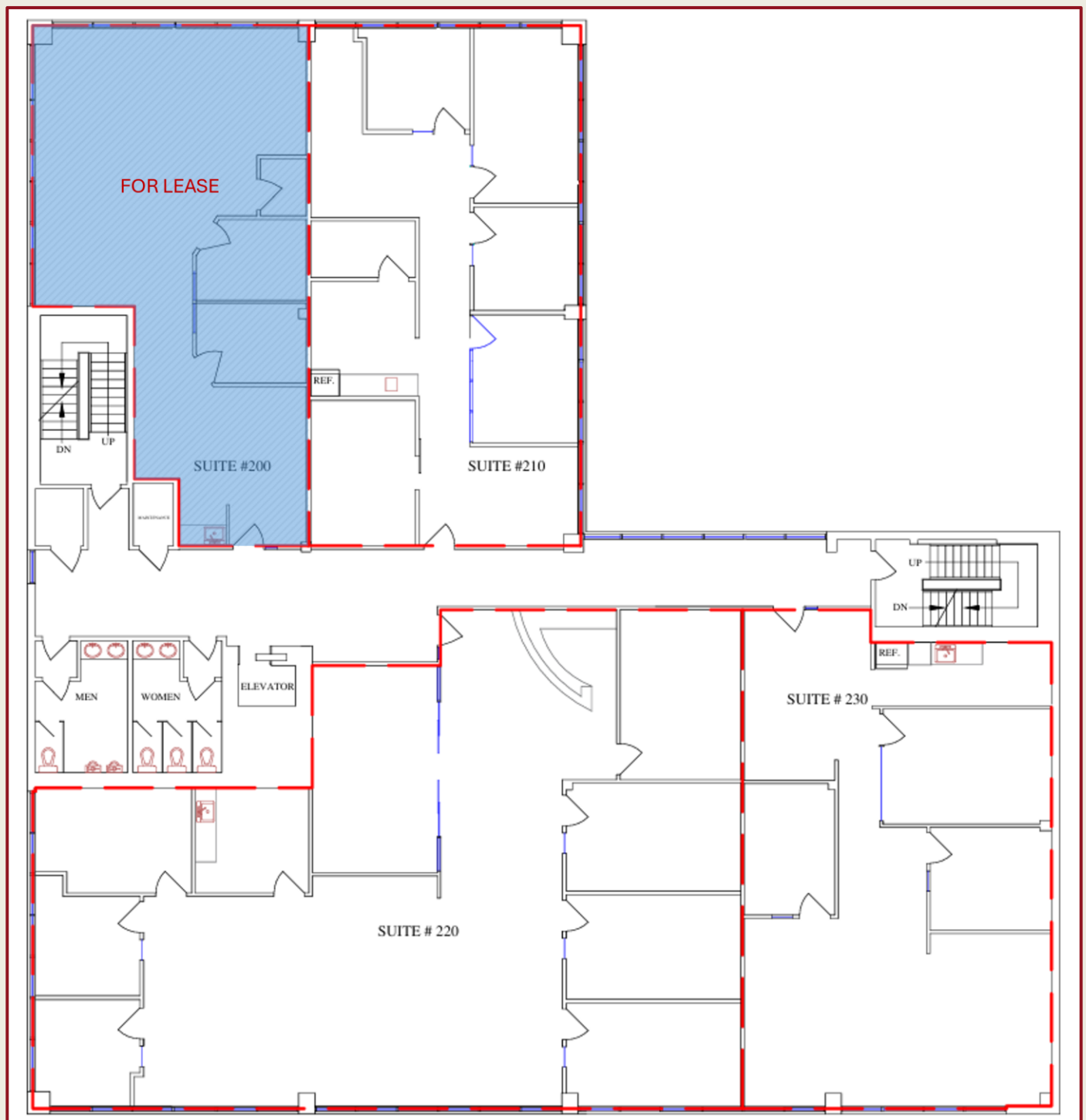


Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

5824 – 2nd Street SW



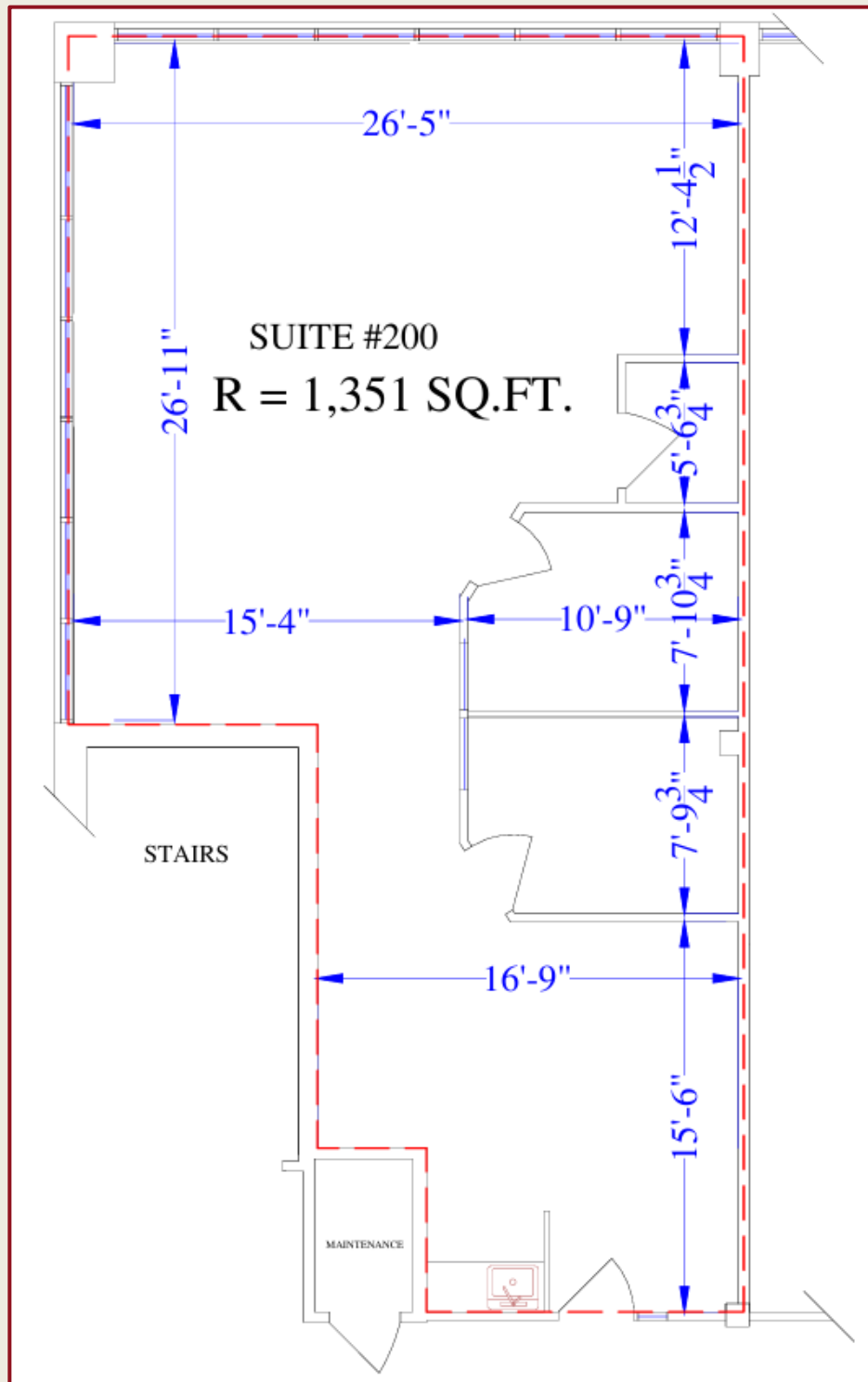
Floor plans may not be exactly as illustrated and are subject to change.

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

5824 – 2nd Street SW



Floor plans may not be exactly as illustrated and are subject to change.

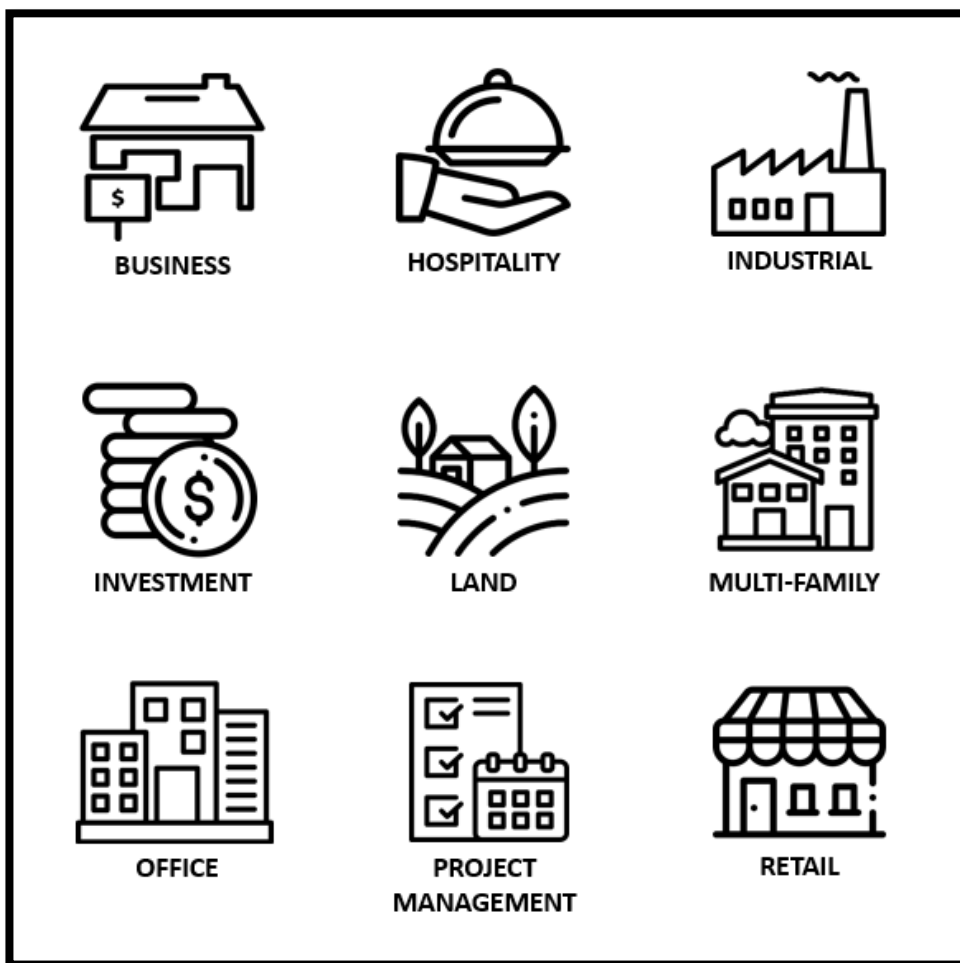
Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®



RE/MAX
Complete Realty

11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com