

# Office For Lease

## 5824 – 2<sup>nd</sup> Street SW

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
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**Rethinking Commercial Real Estate**

**403-204-9323**



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# 5824 – 2<sup>nd</sup> Street SW



<b>Subdivision:</b>	Manchester
<b>Zoning:</b>	C-O (Commercial Office)
<b>Basement:</b>	1,015± to 2,321± SqFt
<b>2<sup>nd</sup> Floor:</b>	1,676± SqFt (Suite 230)
<b>3<sup>rd</sup> Floor:</b>	3,938± SqFt (Suite 300)
<b>Lease Rate:</b>	\$12.00/SqFt
<b>Operating Cost:</b>	\$14.47/sf (Est. 2023) + 5% Mgt Fee
<b>Term:</b>	5 - 10 Years
<b>Availability:</b>	Negotiable
<b>Parking:</b>	- 1:700 SqFt @ \$60/stall - 2-hour street parking in vicinity - Paid parking in area

- Professionally managed building.
- Build to suit opportunities or lease the show suite.
- 2 private terraces exclusive to the 3rd floor.
- Abundant of natural light with 58th Avenue (SW) exposure.
- Prominent building signage available.
- 2 blocks from Chinook Centre Mall and LRT Station plus bus stop on 58<sup>th</sup> Avenue in front of the building.
- Easy access to Macleod, Glenmore and Deerfoot Trail.
- 10 minutes to downtown.

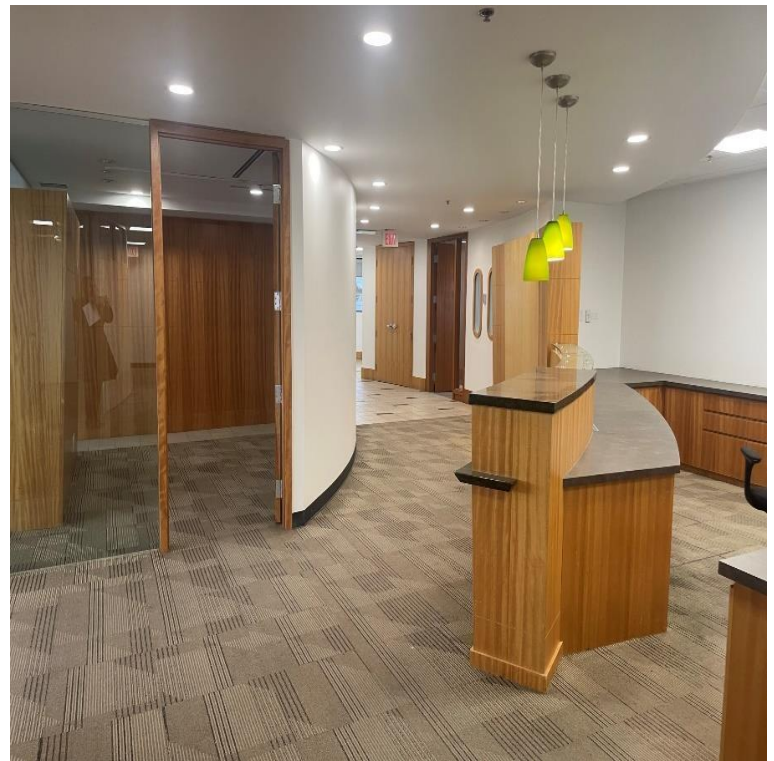
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## 2<sup>nd</sup> Floor



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## 3<sup>rd</sup> Floor



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## Floor Plan: 2<sup>nd</sup> Floor



**Show Suite**

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

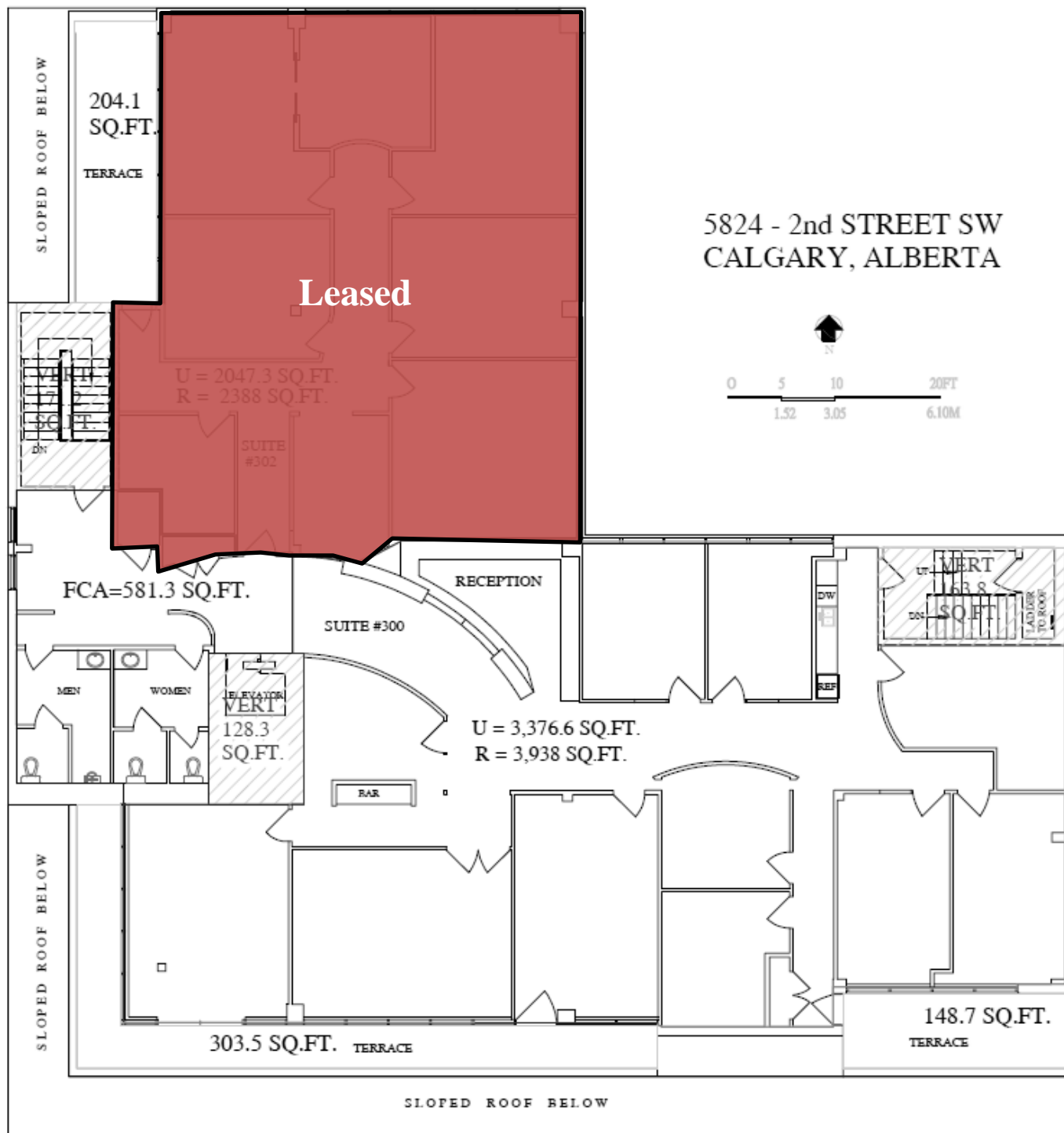
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## Floor Plan: 3<sup>rd</sup> Floor



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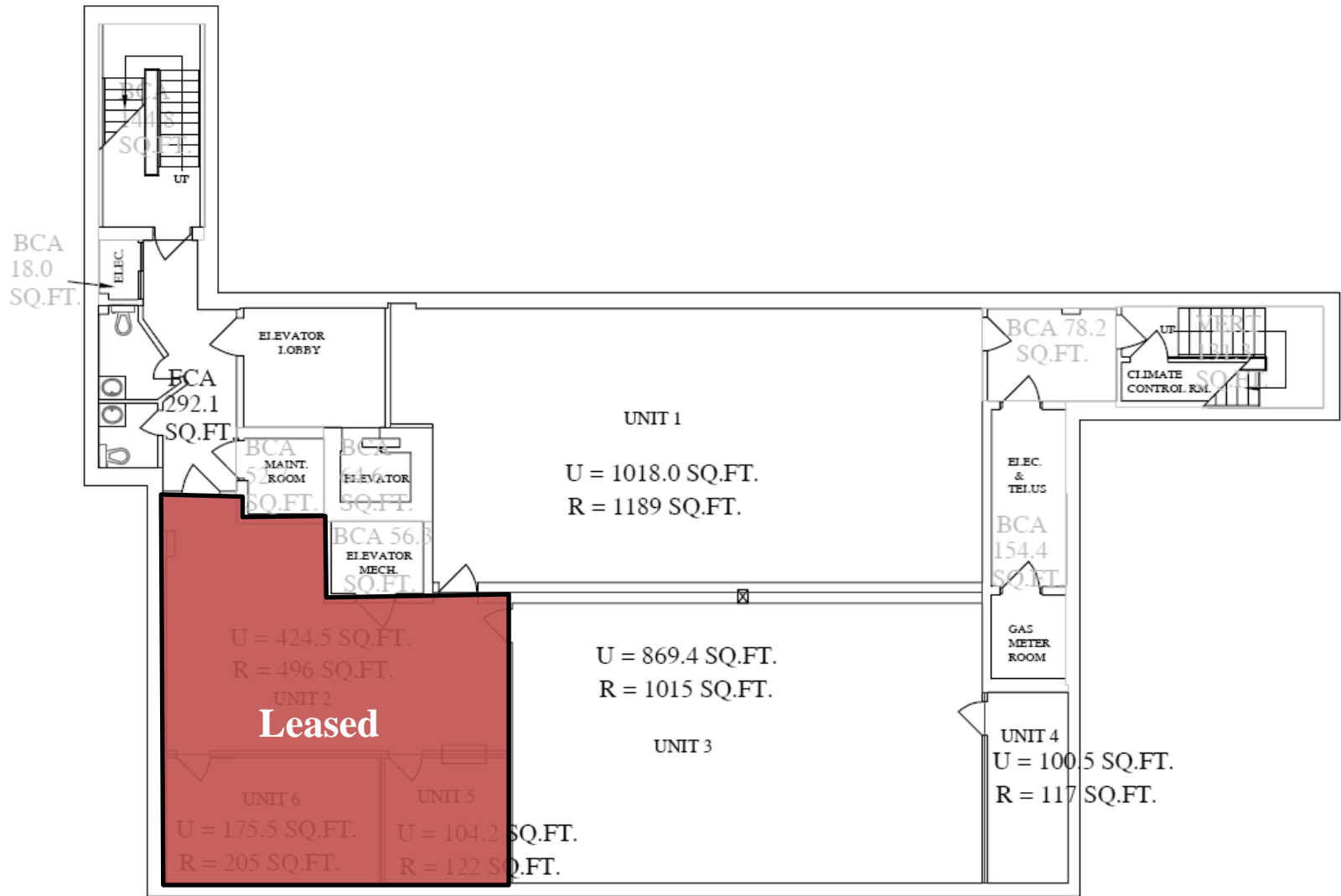
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## Floor Plan: Basement



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**AUCTIONS**



**RE/MAX**  
Complete Realty

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**Calgary, Alberta T2Z 3V5**

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