

Office For Lease

5824 – 2nd Street SW

PRESTIGE
COMMERCIAL GROUP

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Rethinking Commercial Real Estate

403-204-9323



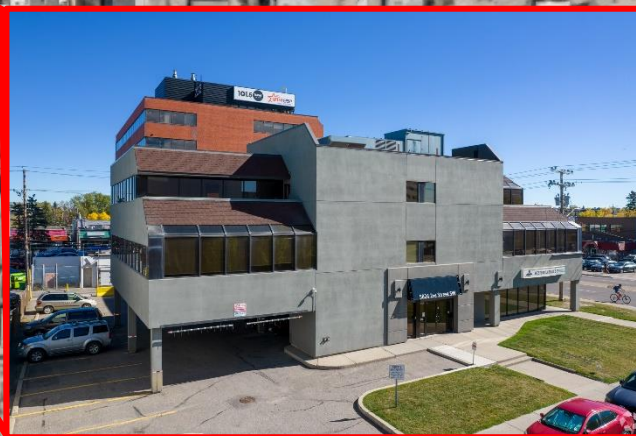
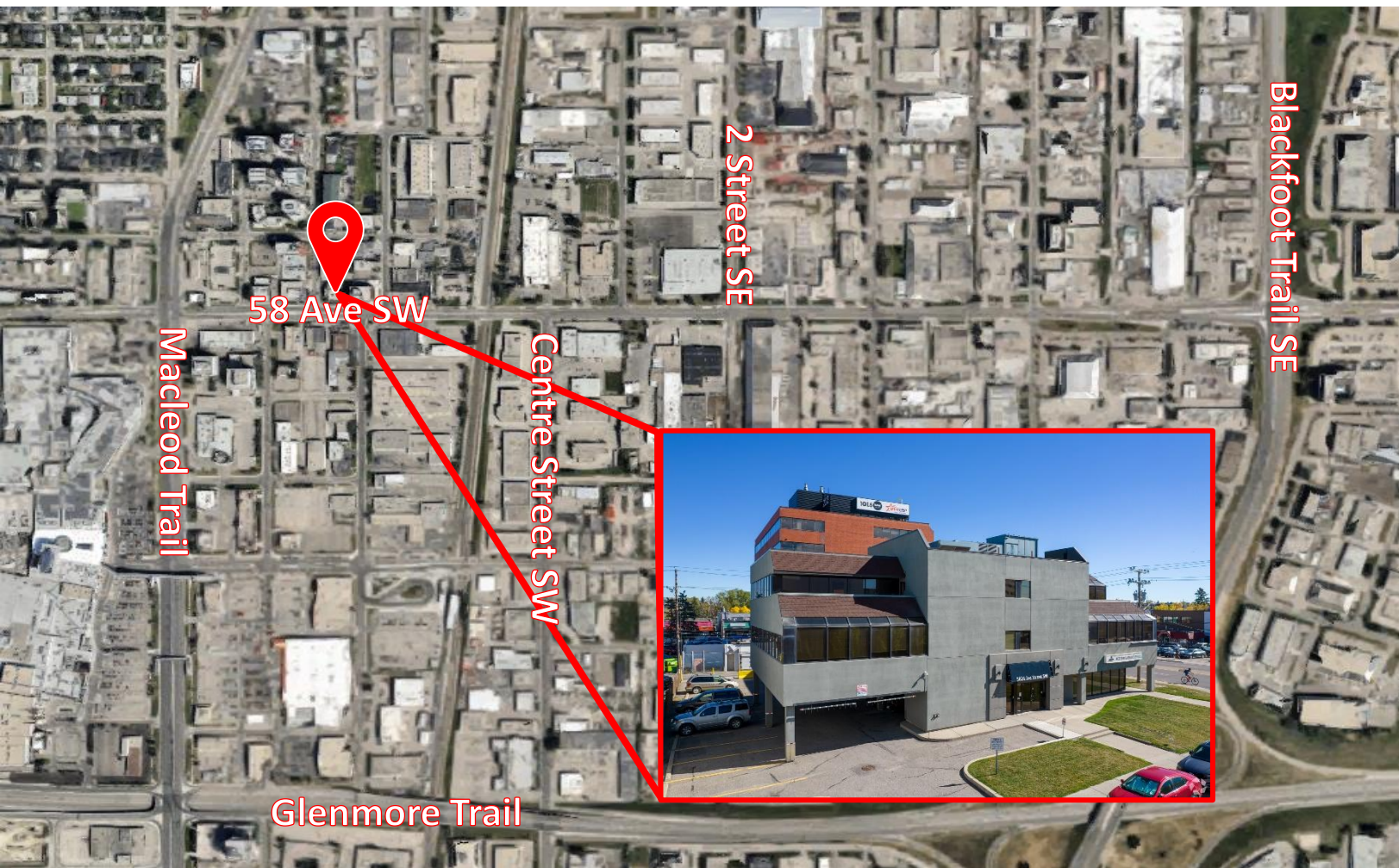
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Kimberly Kimball, Senior Associate

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5824 – 2nd Street SW



Address:	5824 – 2 nd Street SW
Subdivision:	Manchester
Zoning:	C-O (Commercial Office)
Basement:	1,015± to 2,321± SqFt
2nd Floor:	1,676± SqFt (Suite 230)
3rd Floor:	Up to 3,938± SqFt
Lease Rate:	\$12.00/SqFt (from \$1,676.00/mth)
Operating Cost:	\$14.47/sf (est. 2023) (\$4,748.57/mth) + 5% Management Fee
Term:	5 - 10 Years
Availability:	Immediate
Parking:	- 1:700 SqFt @ \$60/stall - 2-hour street parking in vicinity - Paid parking in area

- Professionally managed building.
- Build to suit opportunities.
- Attractive show suite with a reception, 3 offices and kitchen for the 2nd floor.
- 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
- Bus stop on 58th Avenue in front of the building.
- Easy access to Macleod, Glenmore and Deerfoot Trail.
- 10 minutes to downtown.

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2nd Floor



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5824 – 2nd Street SW

3rd Floor



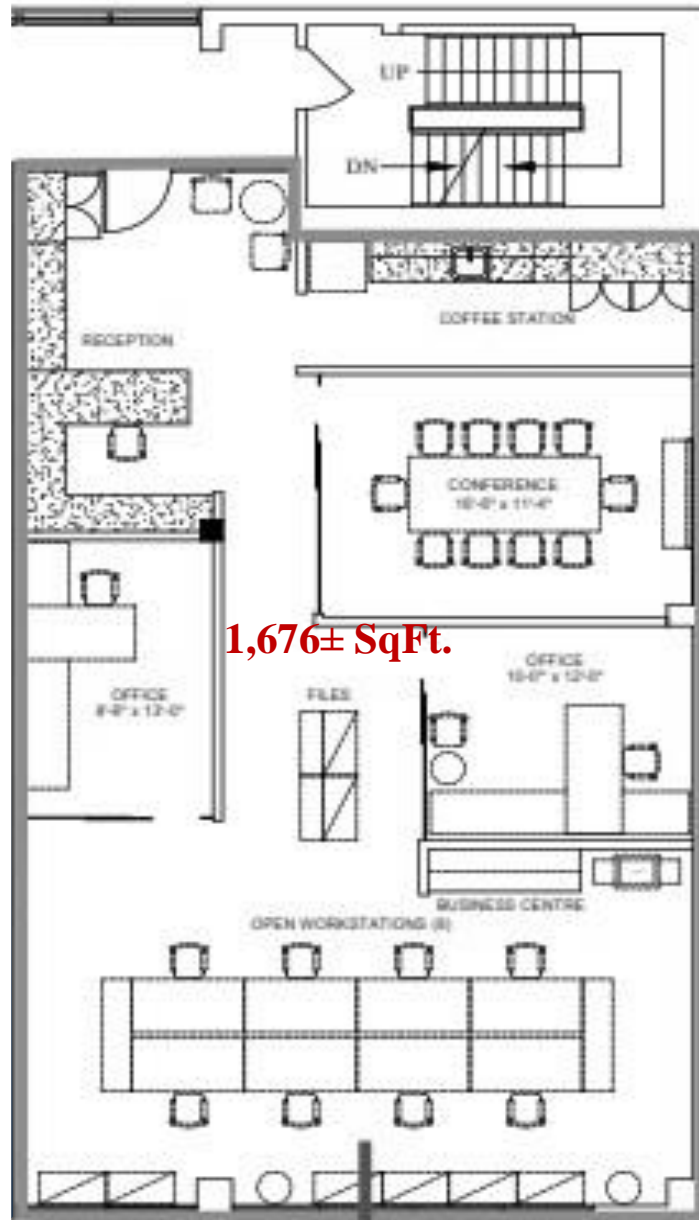
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Floor Plan: 2nd Floor



1,676± SqFt.

Show Suite

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

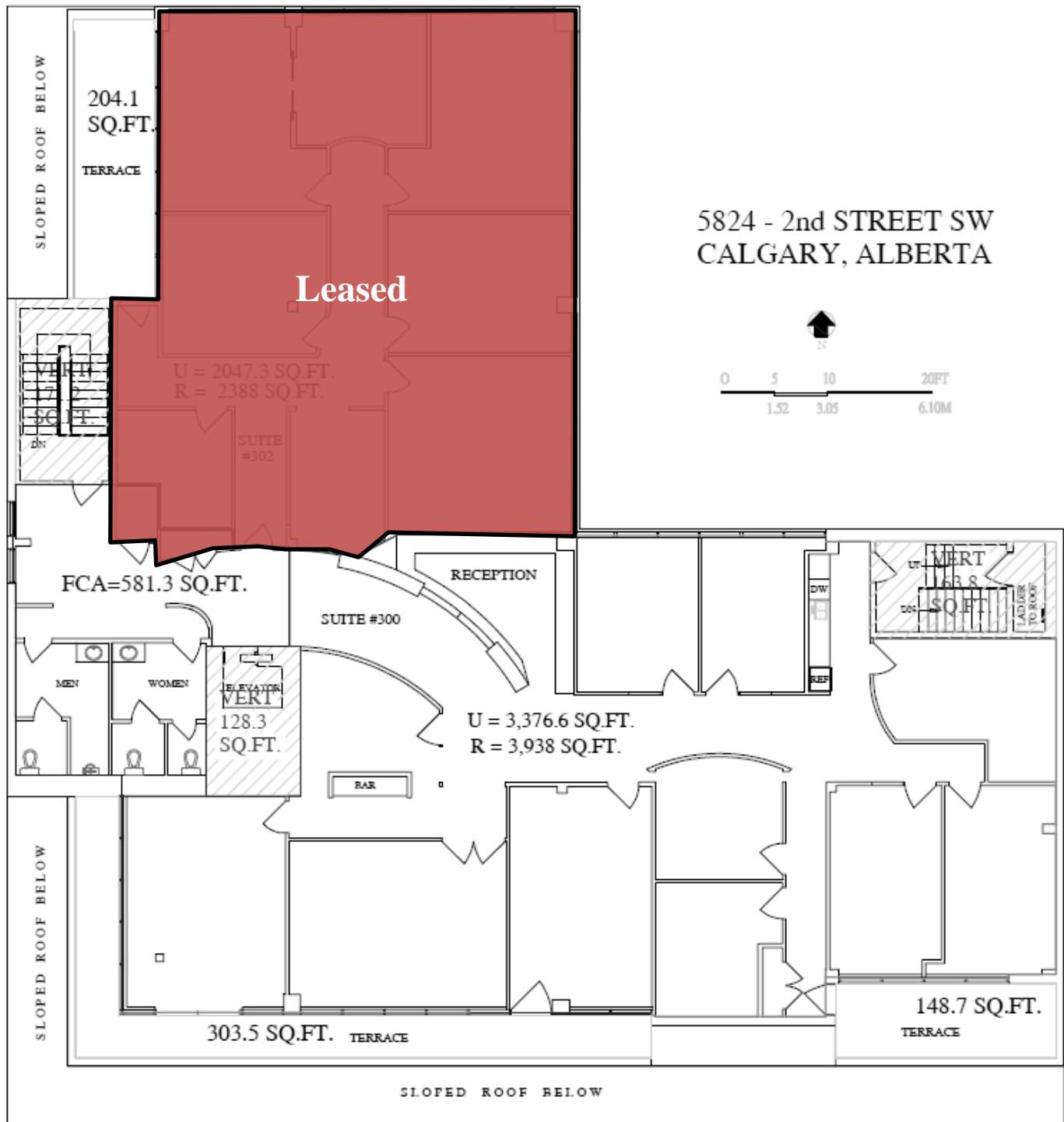
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Floor Plan: 3rd Floor



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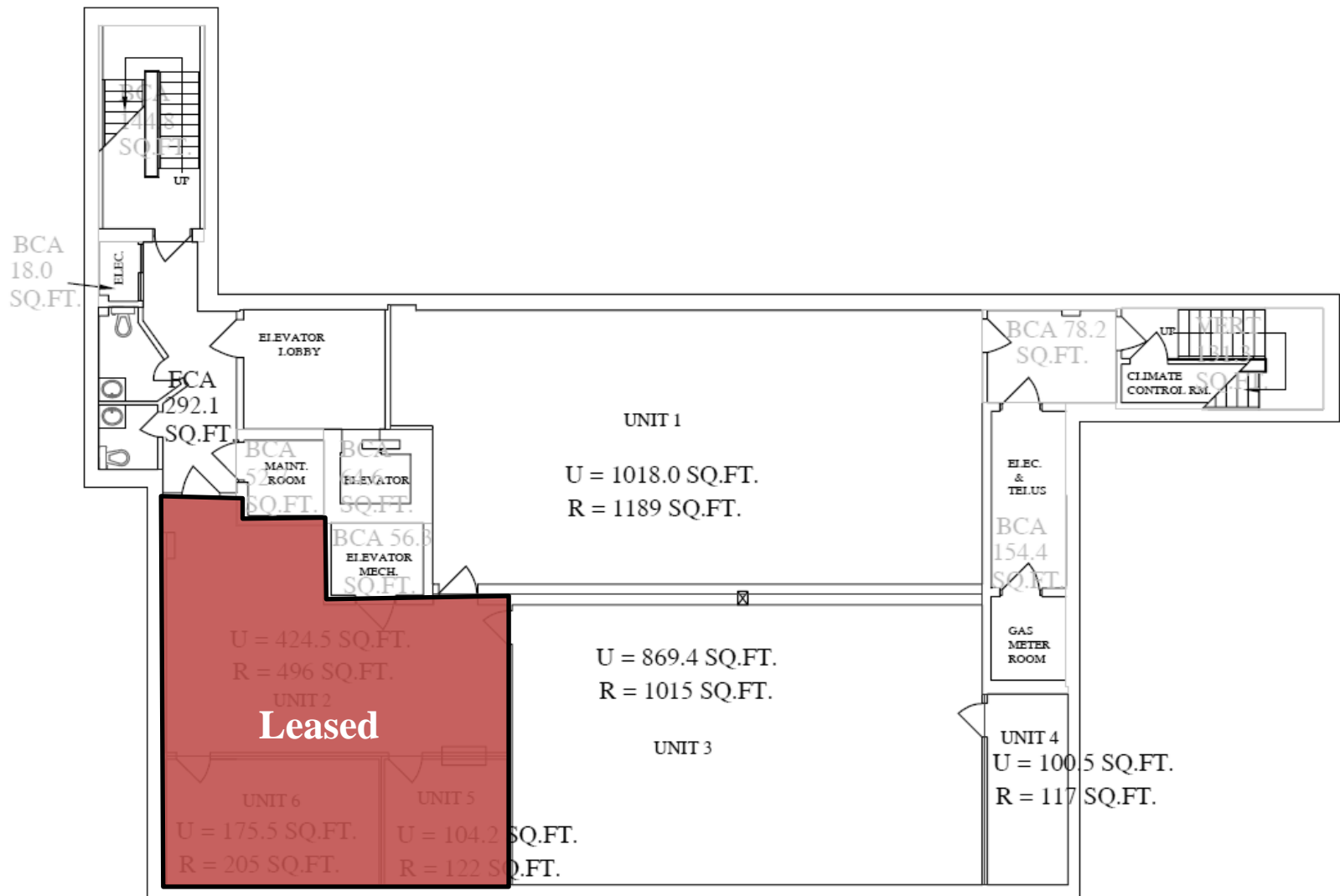
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Floor Plan: Basement



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