

# Office For Lease

## 5824 – 2<sup>nd</sup> Street SW

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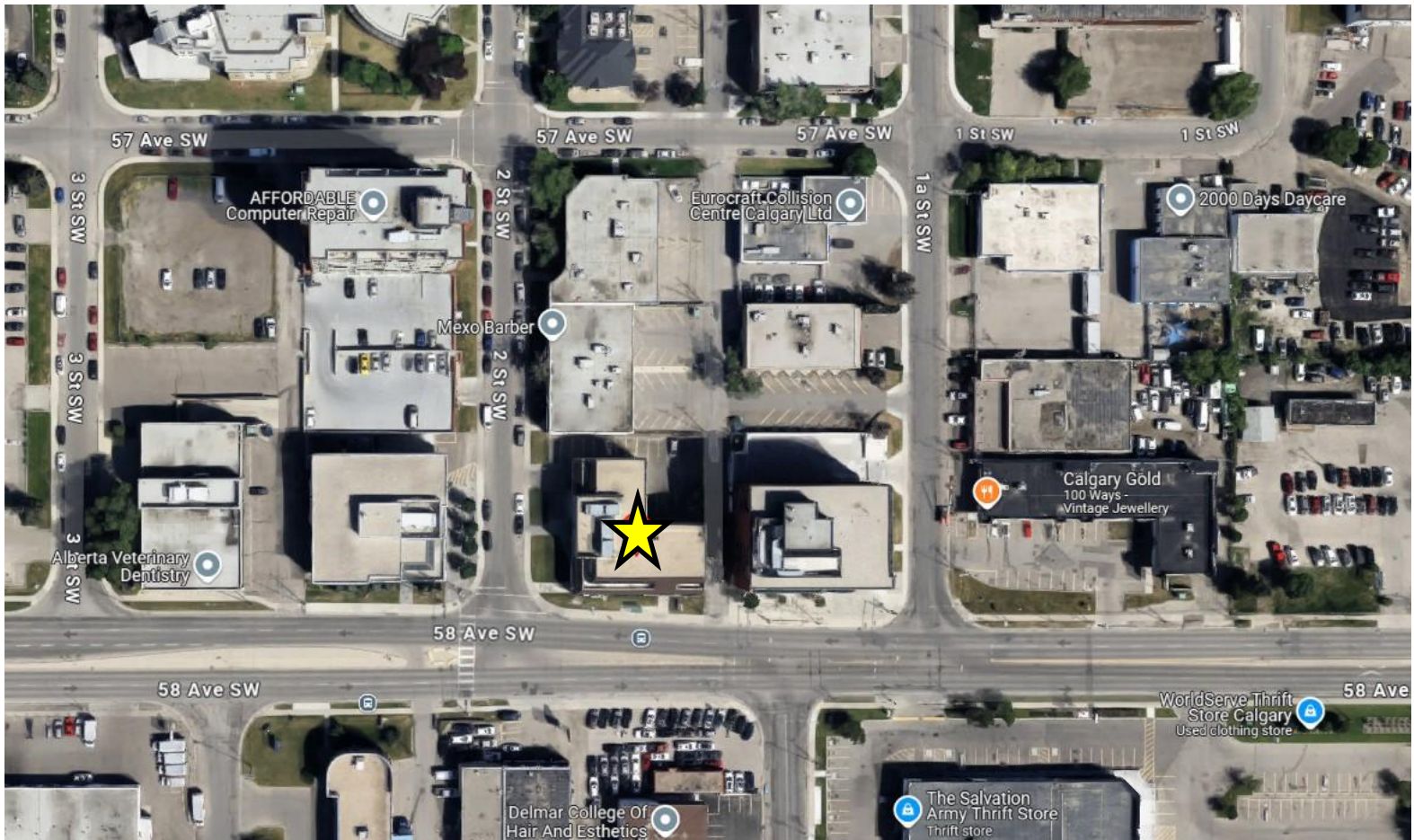
**Rethinking Commercial Real Estate**

**Kimberly Kimball**, Senior Associate

**403-701-0459**

[kimberly@kimballcommercialrealestate.com](mailto:kimberly@kimballcommercialrealestate.com)

# 5824 – 2<sup>nd</sup> Street SW



<b>Subdivision:</b>	Manchester
<b>Zoning:</b>	C-O (Commercial Office)
<b>Lower Level:</b>	1,015 to 2,204 Square Feet
<b>2<sup>nd</sup> Floor:</b>	#200 - 1,317 ± Square Feet #210 - 1,606 ± Square Feet #200/#210 – 2,923 ± Square Feet
<b>3<sup>rd</sup> Floor:</b>	LEASED
<b>Lease Rate:</b>	Market
<b>Operating Cost:</b>	\$15.31/Sq Ft/Annum (For 2025)
<b>Term:</b>	3 to 5 Years
<b>Availability:</b>	Immediate
<b>Parking:</b>	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, potentially from 1,317 Square Feet or 2,923 Square Feet
- 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

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Office Area



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Office Area



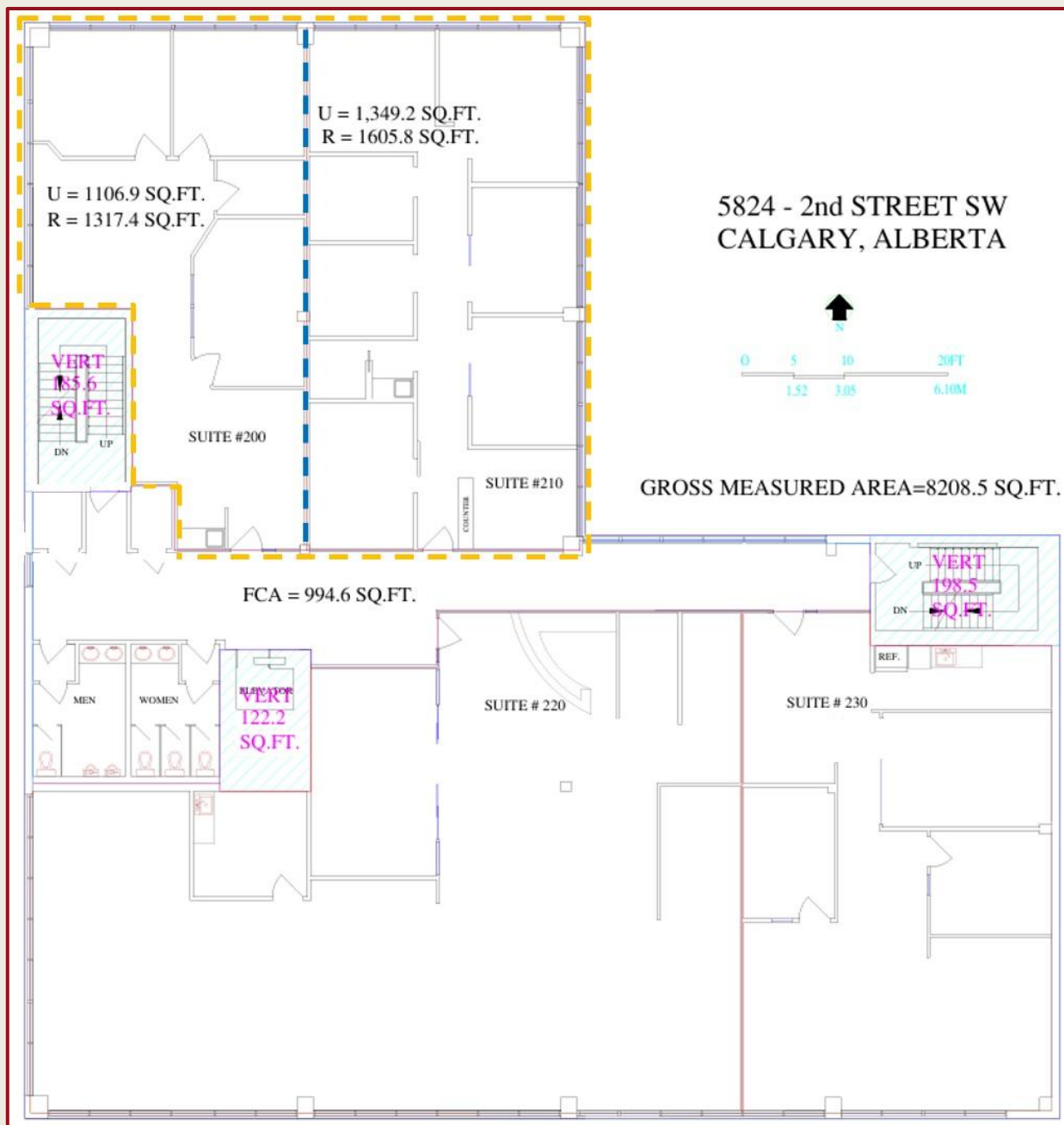
Kitchen

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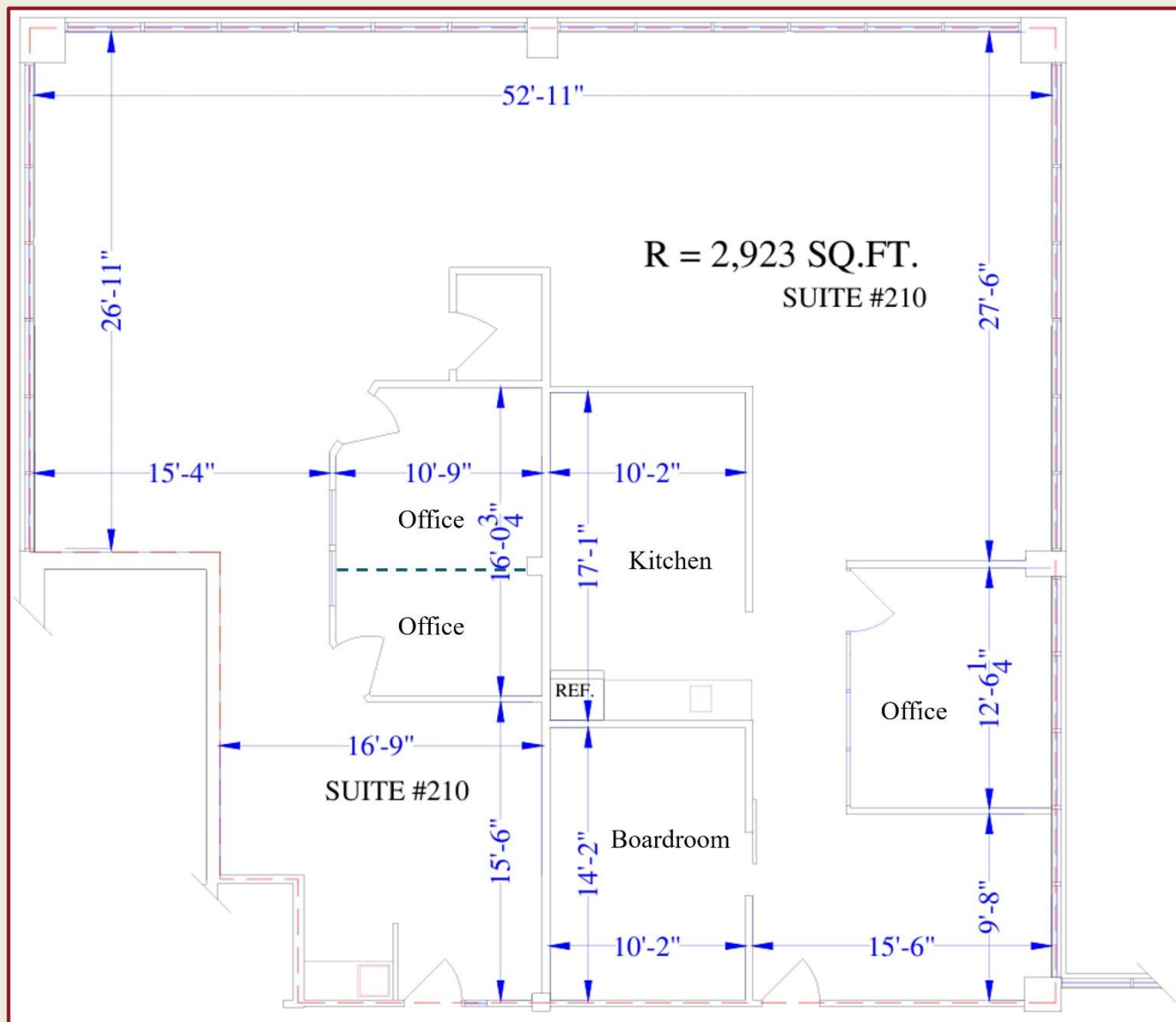
*Floor plans may not be exactly as illustrated and are subject to change.*

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Current Floor Plan

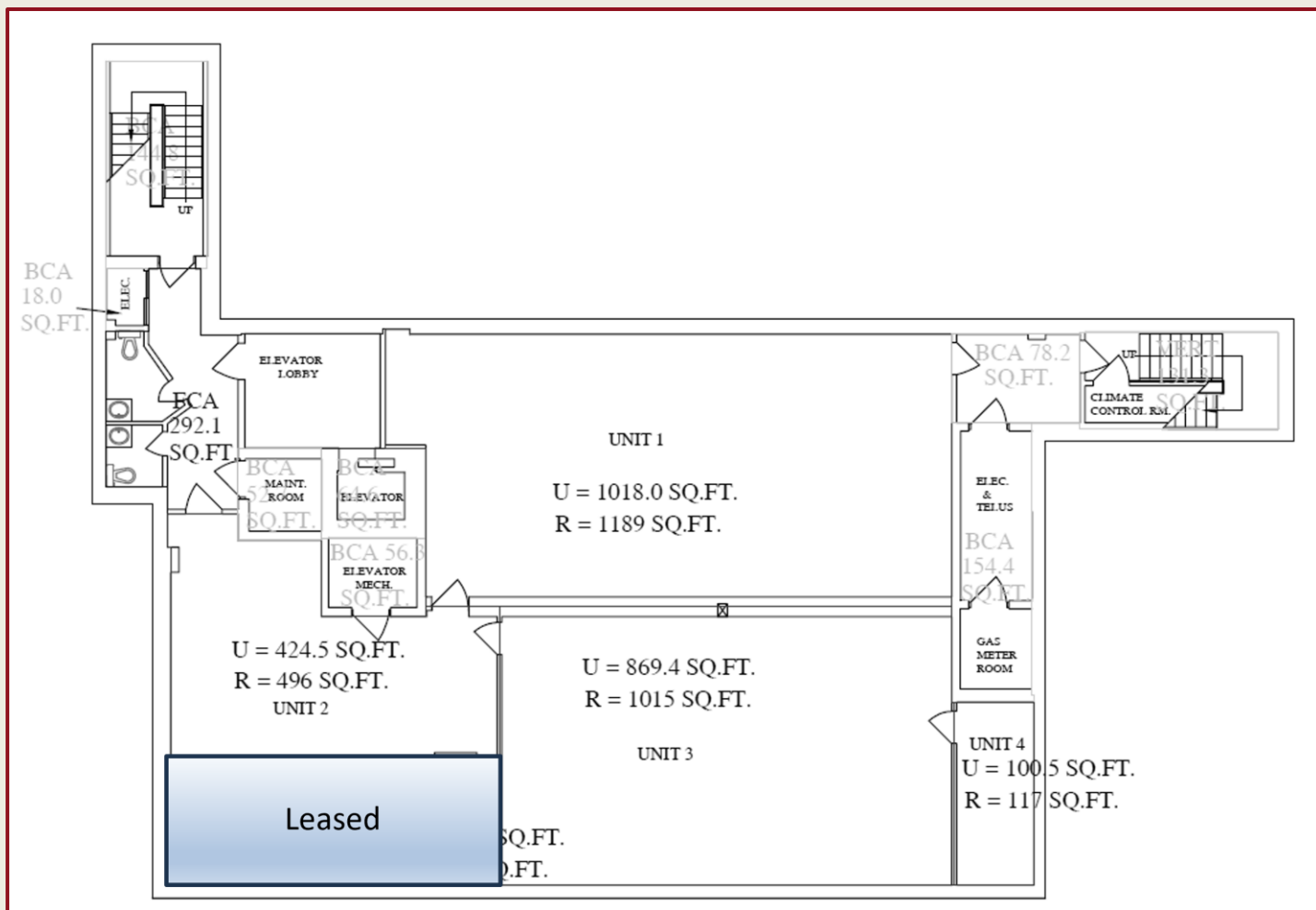
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Lower Level

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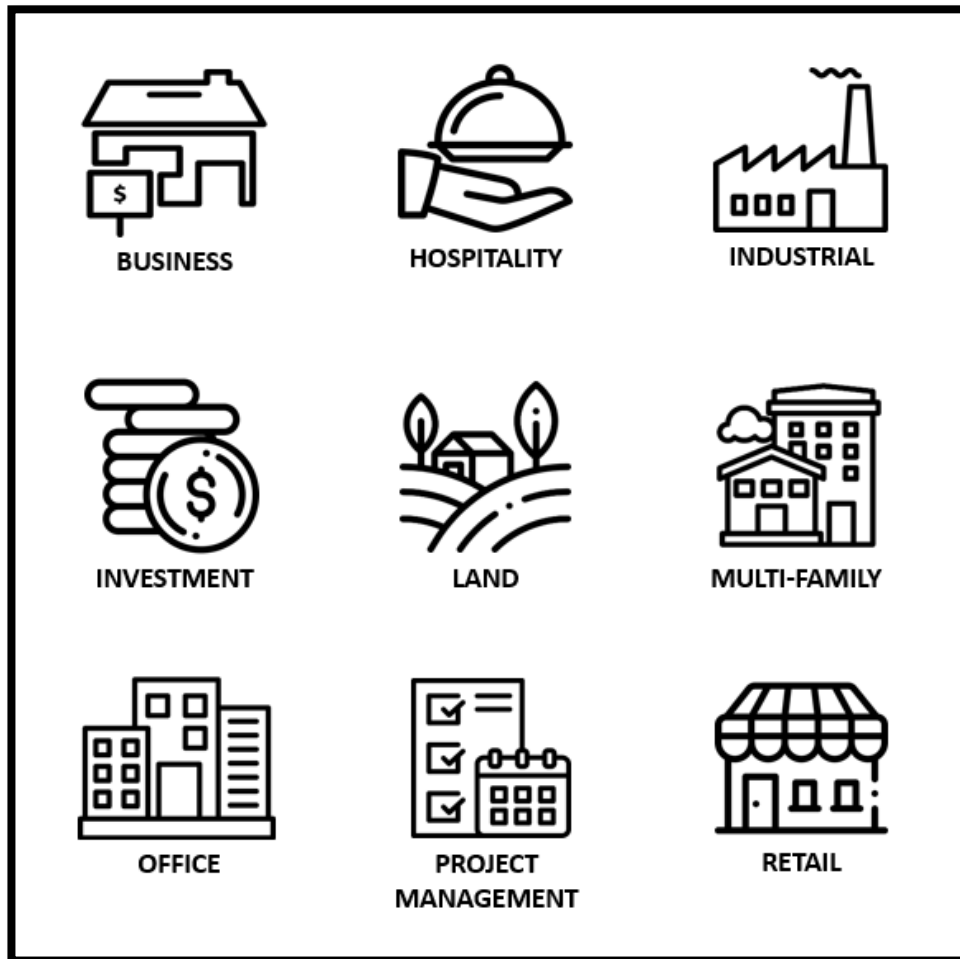
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