

Aggressive Rental Rate

689 sf – 1,108 sf

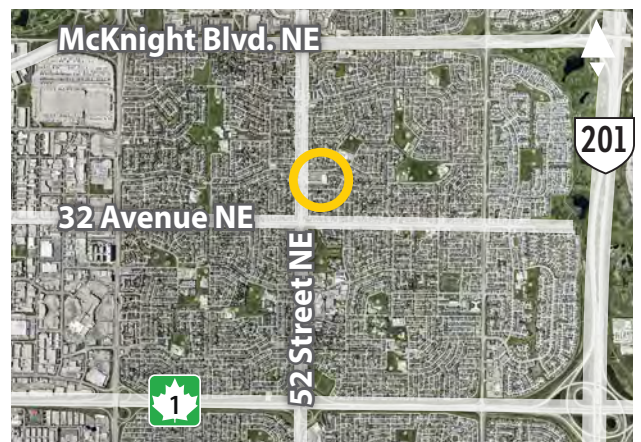
Multiple suites available



OFFICE / PROFESSIONAL SPACE FOR LEASE

Temple Crossing
5401 Temple Dr. NE, Calgary

» Located on 52 Street NE which provides excellent access to major traffic arteries.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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#not in my city



LEASE INFORMATION

MUNICIPAL ADDRESS:
5401 Temple Dr. NE, Calgary

AVAILABLE FOR LEASE:

SECOND FLOOR OFFICES:

- » 734 sq. ft. — Suite 205
- » 689 sq. ft. — Suite 208
- » 1,108 sq. ft. — Suite 217
 - Former training space/gymnastics/yoga/pilates
 - Available immediately through assignment until August 31, 2029.
 - Headlease wrap available.
- » 695 sq. ft. — Suite 221

» 688 sq. ft. — Suite 210 — **LEASED**

» 2,541 sq. ft. — Suite 226 — **LEASED**

» 4,526 sq. ft. — Suite 232 — **LEASED**

AVAILABILITY: Immediate

PARKING:

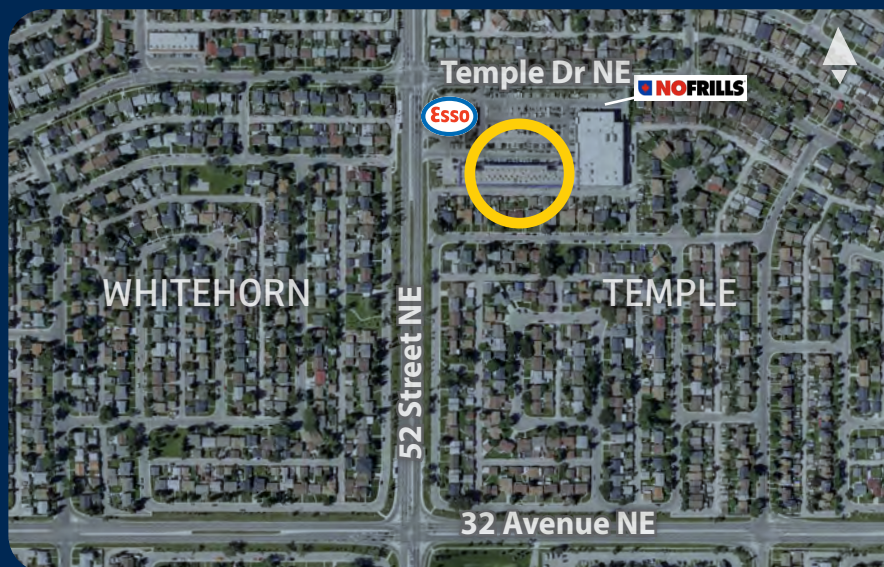
- » Ample surface.
- » Underground/Covered parking available

OP. COSTS AND TAXES:

\$20.59 (est.). Utilities included

LEASE RATE:

Aggressive rental rate



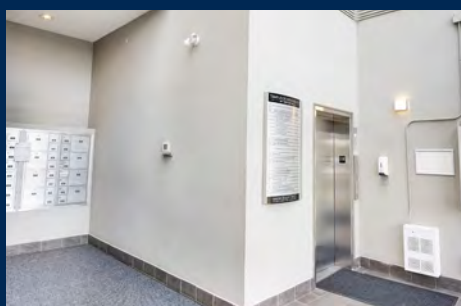
Well-established two-storey multi-tenant building with excellent connectivity, offering convenient access to 32 Avenue NE, McKnight Boulevard NE, the Trans-Canada Highway, and 52 Street NE.



Elevator access.

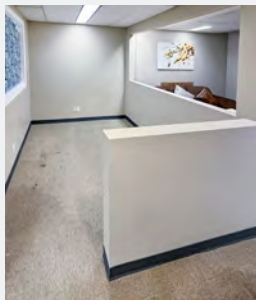
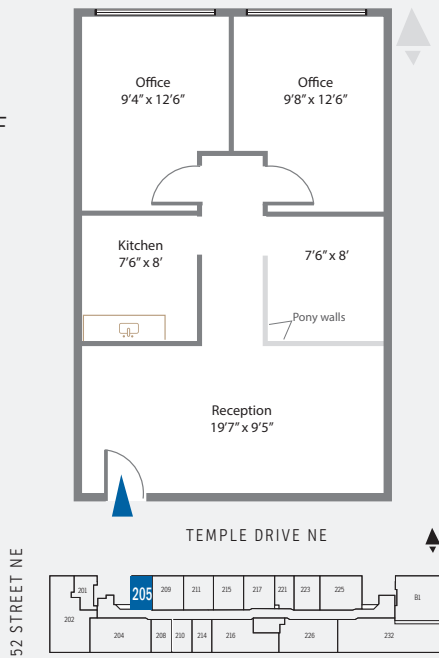


Many amenities in the building including *No Frills* and *Dollarama*.

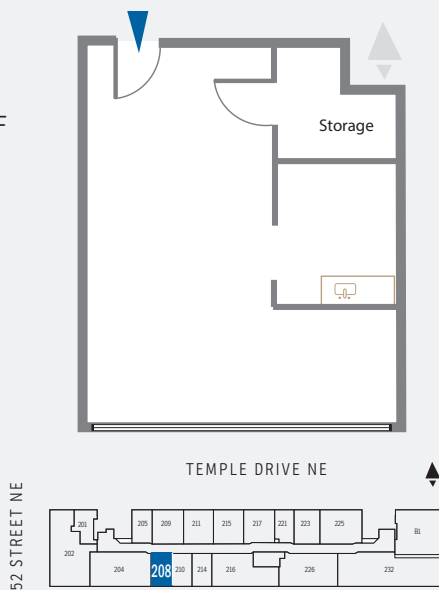


Building's Lobby

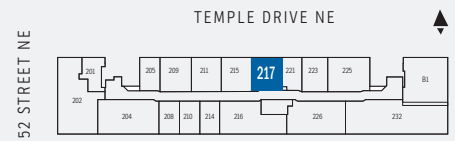
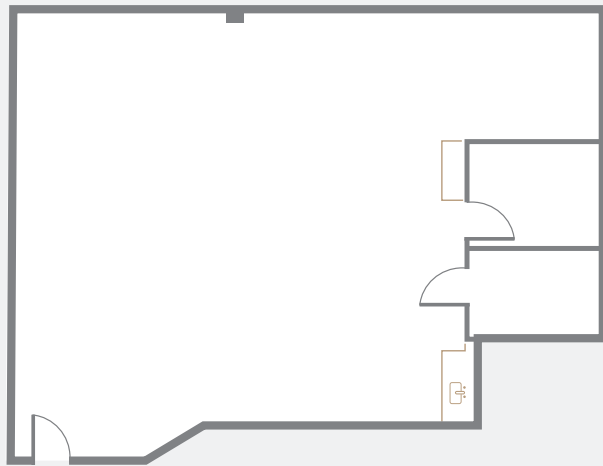
SUITE 205
734 SF



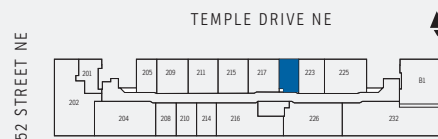
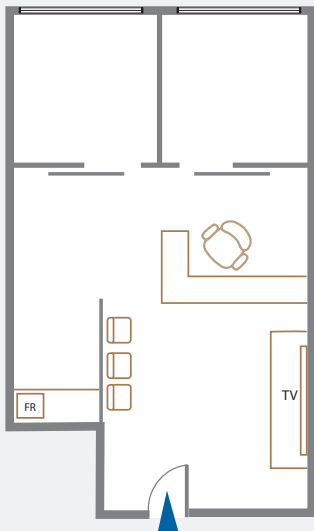
SUITE 208
689 SF



SUITE 217
1,108 SF



SUITE 221
695 SF



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