

# FOR LEASE WIRELESS BUILDING

1530 - 27 AVENUE NE, SUITE 201  
CALGARY, AB

CDNGLOBAL<sup>®</sup>

**12,943 SF 2ND FLOOR OFFICE SPACE**  
Ample private offices & open concept



LEAD BROKER



**Manny Verdugo, SIOR**  
Vice President / Associate

403.383.7142  
mverdugo@cdnglobal.com



**Jose Verdugo**  
Associate

587.968.1547  
jverdugo@cdnglobal.com

# WIRELESS BUILDING

1530 - 27 Avenue NE, Suite 201



## PROPERTY HIGHLIGHTS

- Second floor office space at McCall Industrial Park
- Large reception area on main floor, 23 private offices at various sizes, multiple open concept areas, and men's and women's washrooms
- Ample reserved parking
- Utilities included in operating costs
- Bus transportation on 27 Avenue NE and 32 Avenue NE (Bus routes #32 and 38)
- Walking distance to cafes, restaurants, public parks and many other amenities
- Tenant improvements negotiable
- Close proximity to 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE

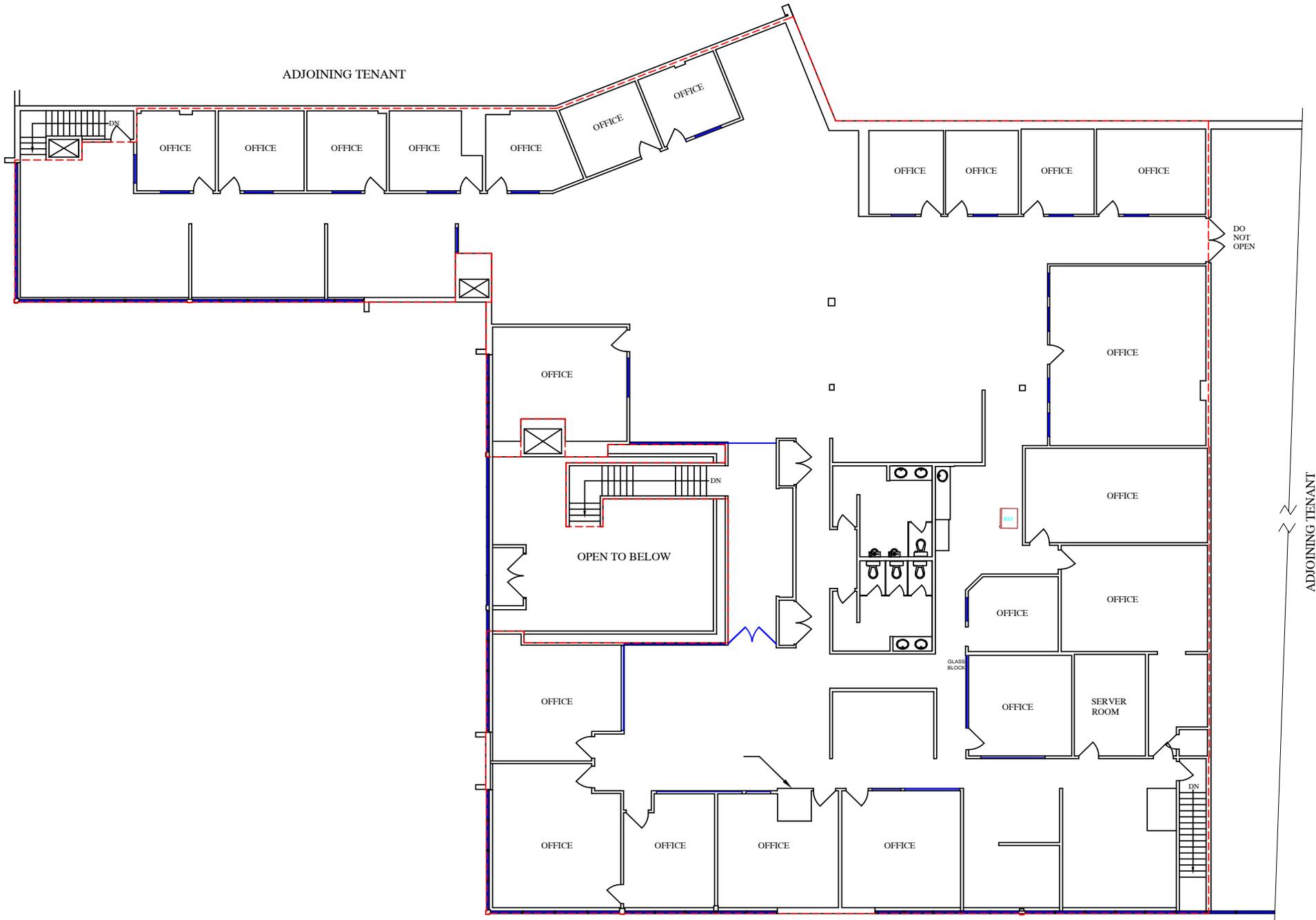
## PROPERTY OVERVIEW

- **ZONING:** I-G (Industrial General)
- **DISTRICT:** South Airways Industrial
- **SQUARE FOOTAGE:** 12,943 SF
- **PARKING:** Ample reserved parking
- **LEASE RATE:** Market
- **OPERATING COSTS (EST. 2023):** \$7.84 PSF  
\*Utilities included
- **AVAILABILITY:** Immediate





# FLOOR PLAN



# LOCATION



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CDNGLOBAL.COM  
CDN GLOBAL ADVISORS LTD.  
736 - 6 Avenue SW, Suite 1010  
Calgary, AB T2P 3T7

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