



221, 2770 3 Avenue NE, Calgary, Alberta - \$2,500



Property Description

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX Real Estate (Mountain View)