



6,325 sf

Office / Flex / Storage

Demisable to \pm 4,500 sf

1,500 sf

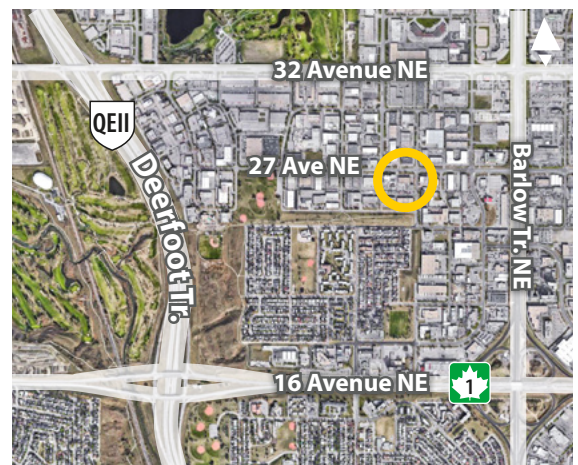
2nd floor Office

OFFICE / FLEX / STORAGE / FOR LEASE

THE WINDFIRE
BUILDING

2115 27 Avenue NE, Calgary

» Modern professionally maintained and
managed building.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.
- » Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Tr.
- » On bus route 32 direct to LRT.
- » Excellent amenities in the area.
- » Boulevard picnic area.
- » Elevator.



Pylon signage available



LEASE INFORMATION

ADDRESS: 2115 27 Avenue NE, Calgary

AVAILABLE FOR LEASE:

OFFICE / FLEX / STORAGE:

6,325 sq. ft. – Suite 14 (main floor)

- Demisable to $\pm 4,500$ sq. ft.

AVAILABILITY: Immediate

IMPROVEMENTS: Negotiable

GROSS RENT: Negotiable

OFFICE:

1,500 sq. ft. – Suite 13C (2nd floor)

AVAILABILITY: September 1, 2025

GROSS RENT: \$2,650/mo + GST.
Utilities included.

NO CHARGE USE OF:

- » Boardroom for 8+ with presentation equipment.
- » Fully equipped service kitchen, with seating for 12.
- » Bike racks.
- » Showers, and change rooms.
- » Laundry room.





Potential 7' x 8' roll up door if required

SUITE 14 (MAIN FLOOR)
OFFICE / FLEX / STORAGE
6,325 SQ.FT.

- Demisable to $\pm 4,500$ sf.
- Can be converted to economical storage space.
- Gross Rent available.
- Available immediately.
- New LED Lighting.
- Improvements: Negotiable
- Separate washrooms within premises.
- Ample street parking.

Ideal for:



DANCE STUDIO



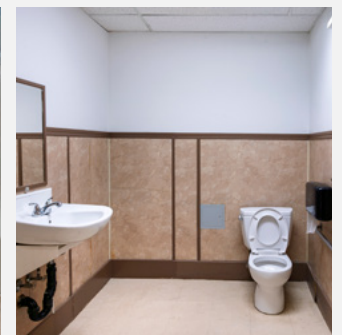
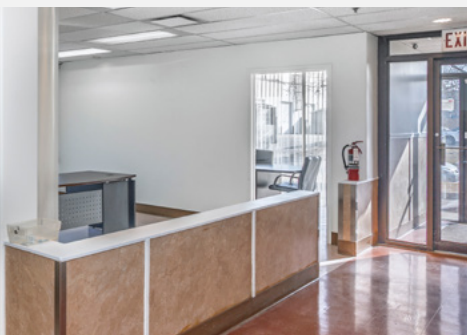
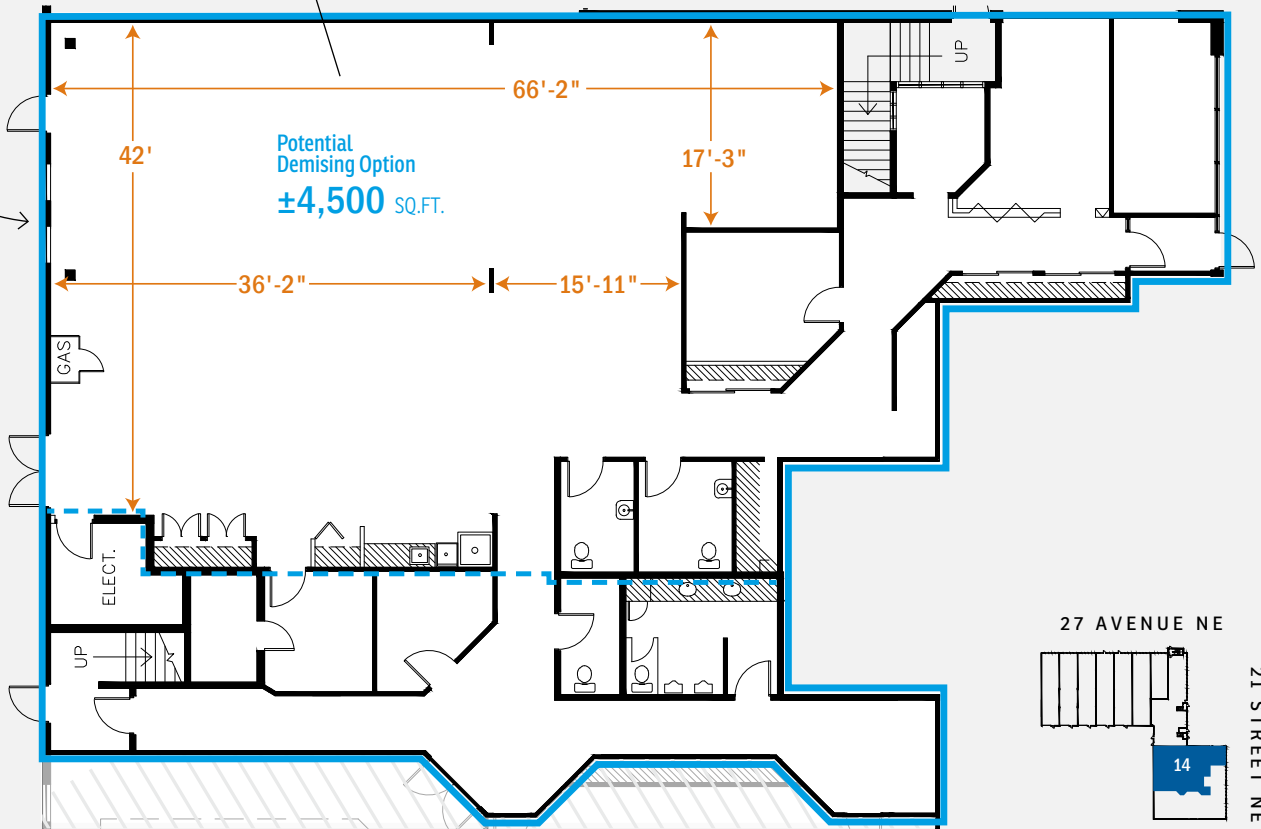
COMMUNITY GROUPS



NOT-FOR-PROFIT



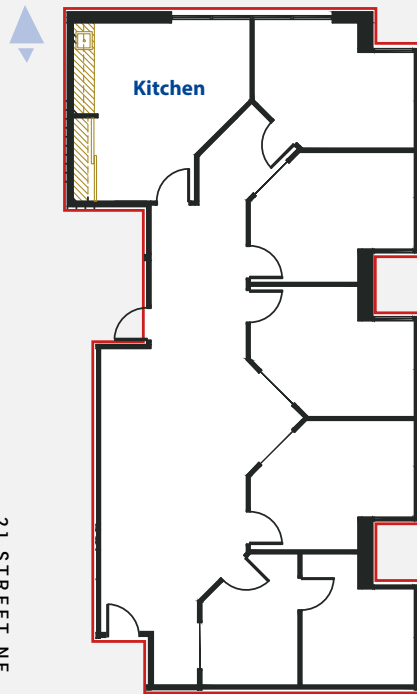
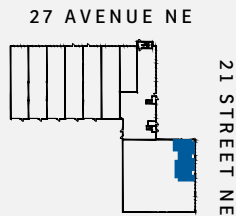
MARTIAL ARTS



SUITE 13C (2ND FLOOR) OFFICE

1,500 SQ.FT.

- As is.
- New LED lighting.
- **Gross Rent: \$2,650/mo + GST.**
Utilities included.
- Available September 1, 2025



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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LOCAL EXPERTISE MATTERS