



Aggressive Rental Rate

672 sf

Suite 201

688 sf

Suite 210

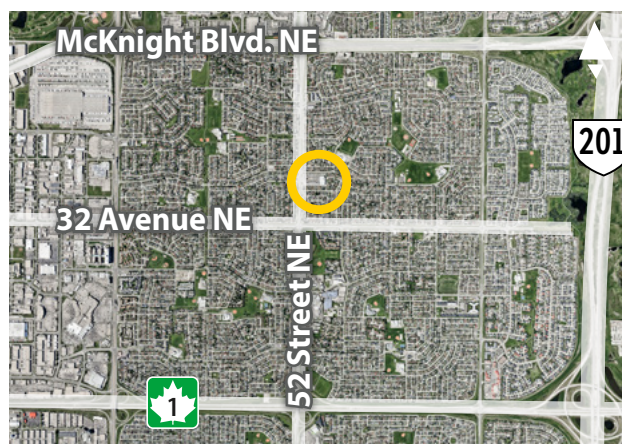
695 sf

Suite 221

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:

Murray Ion, VICE PRESIDENT, PARTNER

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d: 403-294-7179

mion@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



LEASE INFORMATION

MUNICIPAL ADDRESS:

5401 Temple Dr. NE, Calgary

AVAILABLE FOR LEASE:

SECOND FLOOR OFFICES:

- » 672 sq. ft. — Suite 201
- » 688 sq. ft. — Suite 210
- » 695 sq. ft. — Suite 221
 - Sublease. Term to October 30, 2025.
 - Headlease wrap available.
 - Furniture available.
 - DIRRT walls available.

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

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

» ~~1,101 sq. ft. — Suite 215~~ — **LEASED**

AVAILABILITY: Immediate

PARKING:

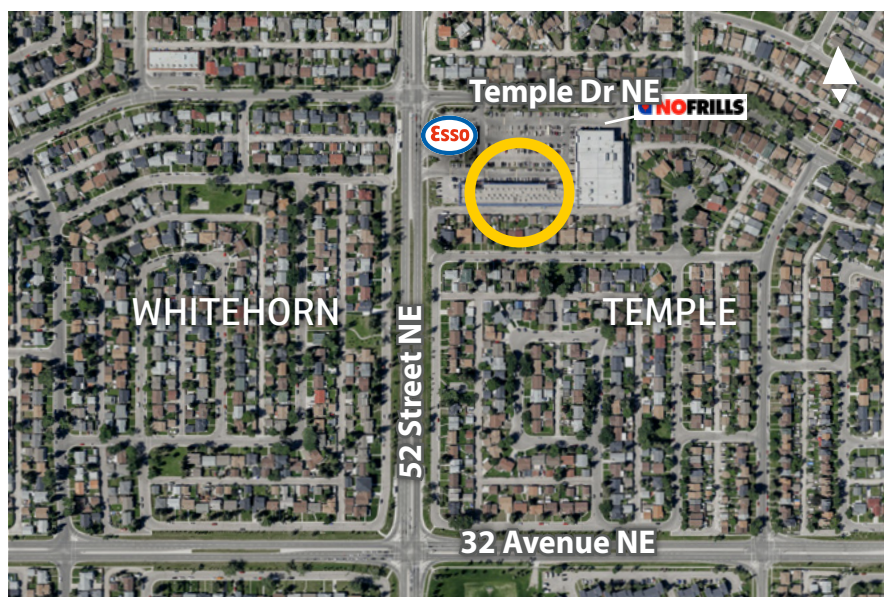
- » Ample surface.
- » Underground/Covered parking available

OP. COSTS AND TAXES:

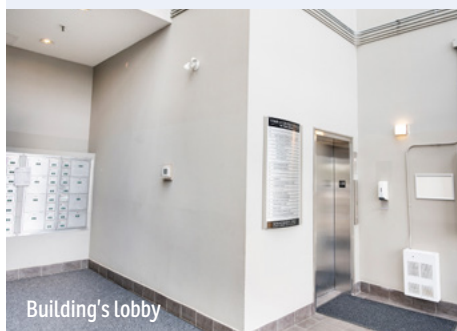
\$20.59 (est.). Utilities included

LEASE RATE:

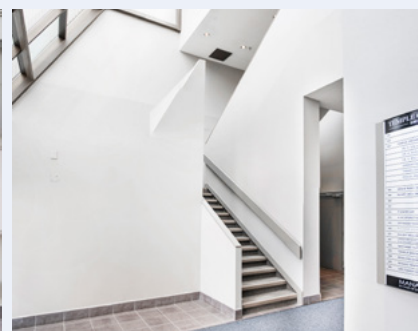
Aggressive rental rate



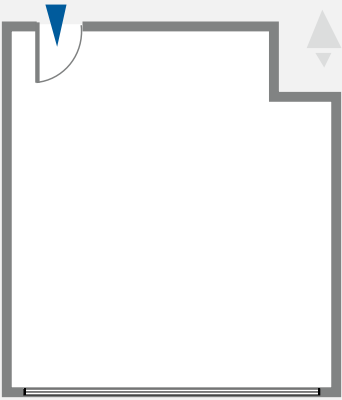
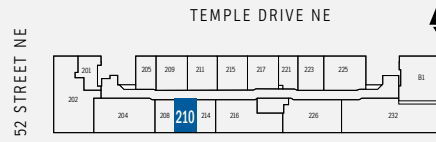
- » 2-storey well-established multi-tenant building.
- » Elevator access.
- » Excellent access to 32 Avenue NE, McKnight Blvd. NE, Trans-Canada Hwy via 52 Street NE.
- » Many amenities in the building including No Frills and Dollarama.



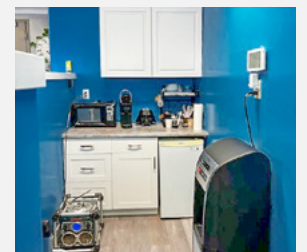
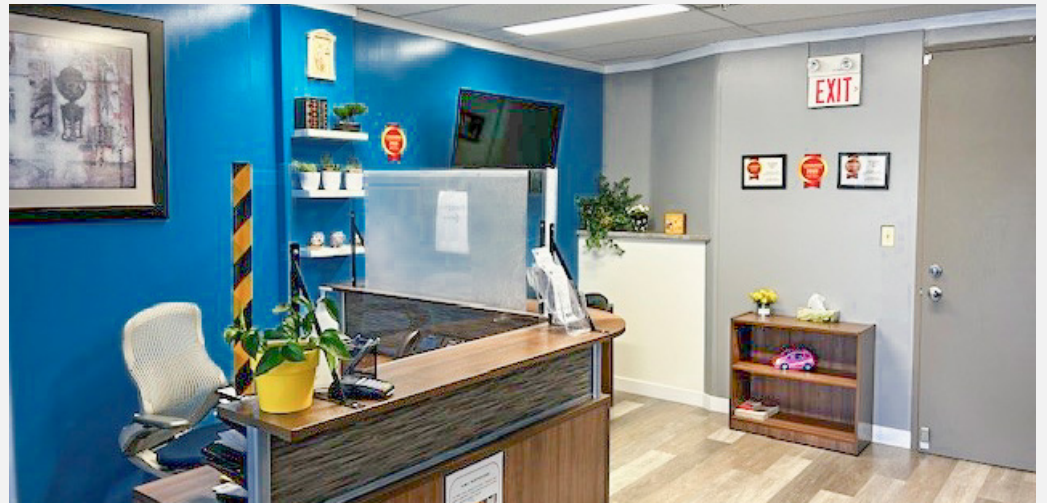
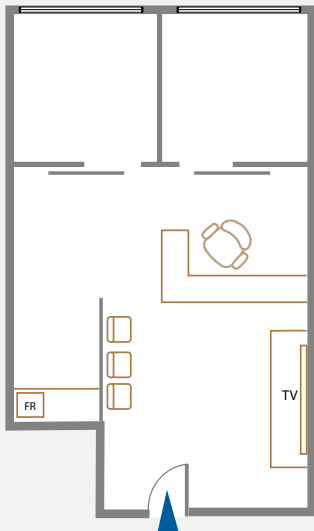
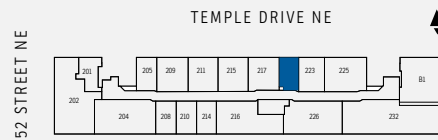
Building's lobby

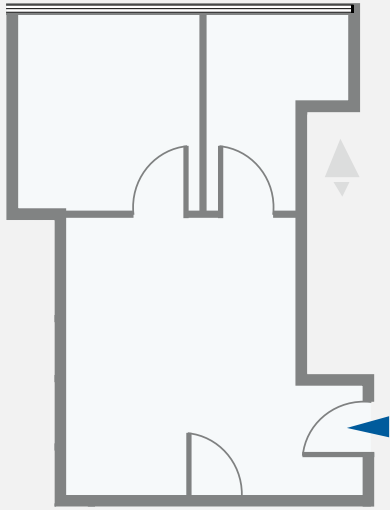


SUITE 210
688 SF

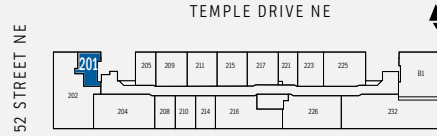


SUITE 221
695 SF





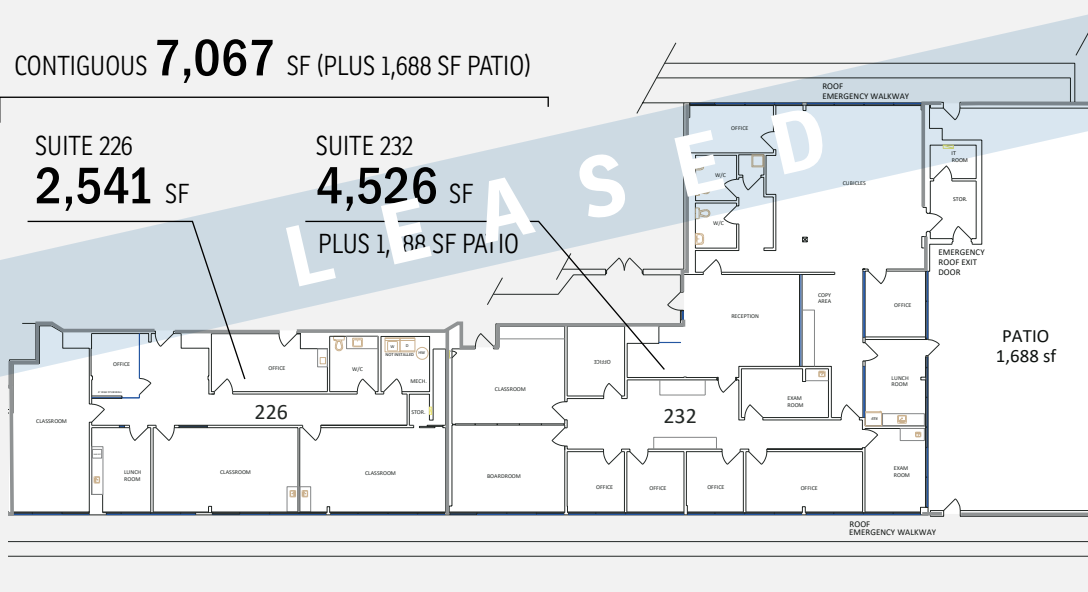
SUITE 201
672 SF



CONTIGUOUS **7,067 SF** (PLUS 1,688 SF PATIO)

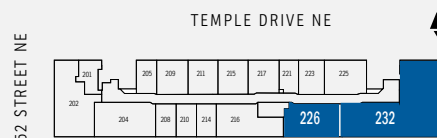
SUITE 226
2,541 SF

SUITE 232
4,526 SF
PLUS 1,688 SF PATIO



Suite 226

Suite 232



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