



201, 2705 Centre Street N  
Calgary, Alberta

MLS # A2276862



**\$10 per sq.ft.**

**Division:** Tuxedo Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,077 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Well-laid-out 1,077 sq.ft. second-floor office available in a recently renovated building on busy Centre Street North. The suite features a wall of windows allowing for loads of natural light and is thoughtfully divided into four private offices, a flexible space that could serve as a reception area or fifth office, a sitting/reception area, and a coffee station with sink. The building's high-traffic location offers excellent exposure, convenient access to Calgary's downtown core, Deerfoot Trail (north-south), and 16th Avenue (east-west), with both on-site and street parking available. The C-COR2 zoning allows for a wide range of uses, and the location provides opportunities for prominent building signage. Base rent is \$10.00 per sq.ft., with operating costs estimated at \$16.00 per sq.ft. for 2026.