



Aggressive Rental Rate

689 sf

Suite 208

688 sf

Suite 210

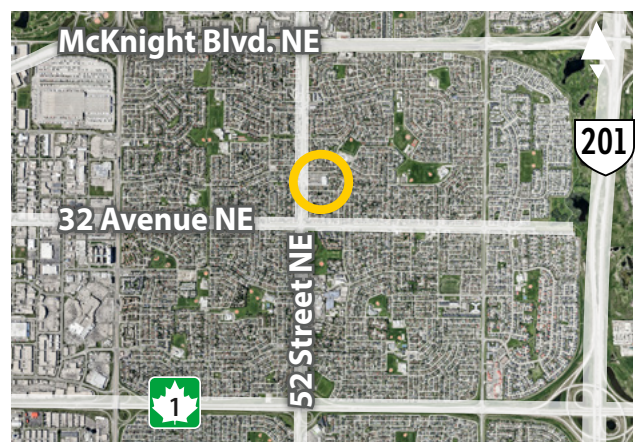
695 sf

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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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:

- » 689 sq. ft. — Suite 208
- » 688 sq. ft. — Suite 210
- » 695 sq. ft. — Suite 221
- Sublease. Term to October 30, 2025.
- Headlease wrap available.
- Furniture available.
- DIRRT walls available.

» 672 sq. ft. — Suite 201 — **LEASED**

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

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

AVAILABILITY: Immediate

PARKING:

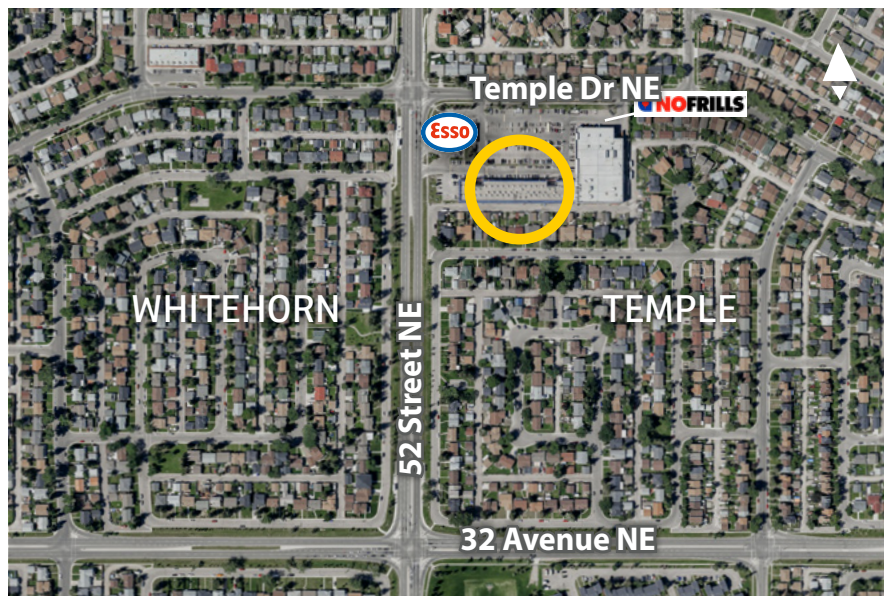
- » Ample surface.
- » Underground/Covered parking available

OP. COSTS AND TAXES:

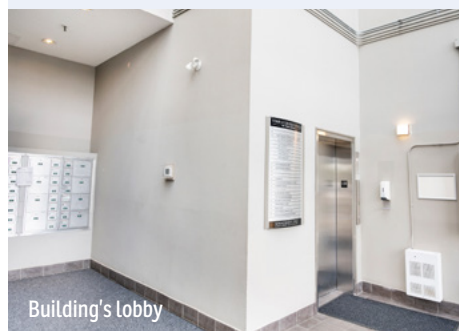
\$20.59 (est.). Utilities included

LEASE RATE:

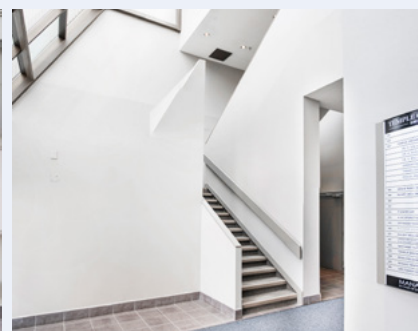
Aggressive rental rate

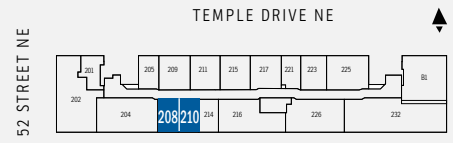
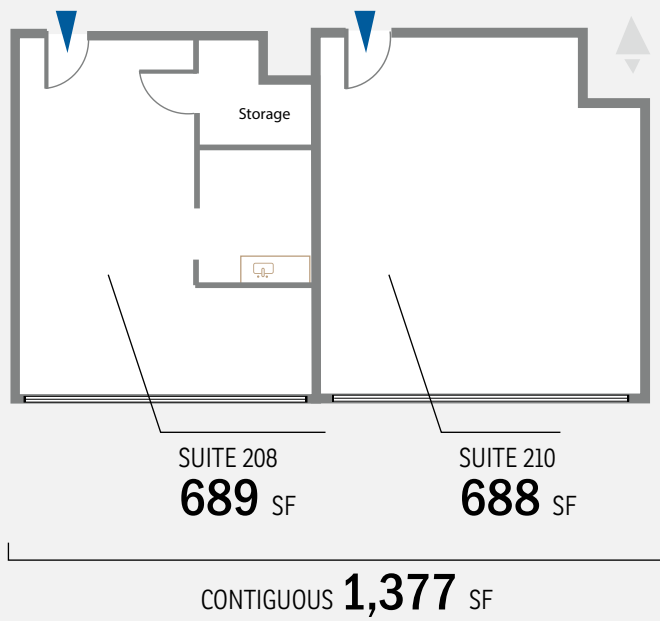


- » 2-storey well-established multi-tenant building.
- » Elevator access.
- » Excellent access to 32 Avenue NE, McKnight Blvd. NE, Trans-Canada Hwy via 52 Street NE.
- » Many amenities in the building including No Frills and Dollarama.

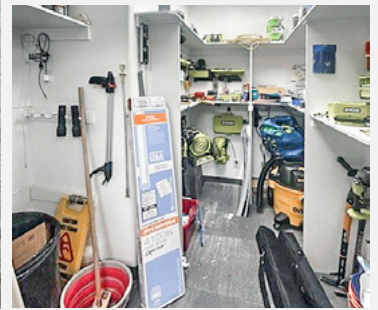
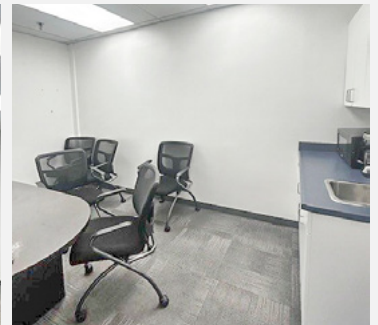


Building's lobby





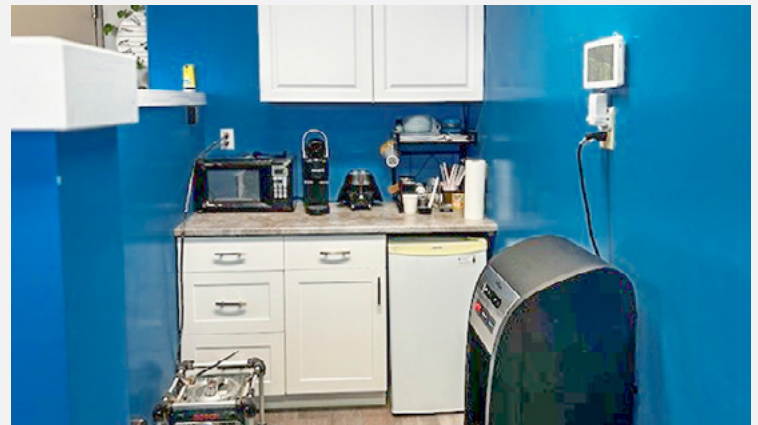
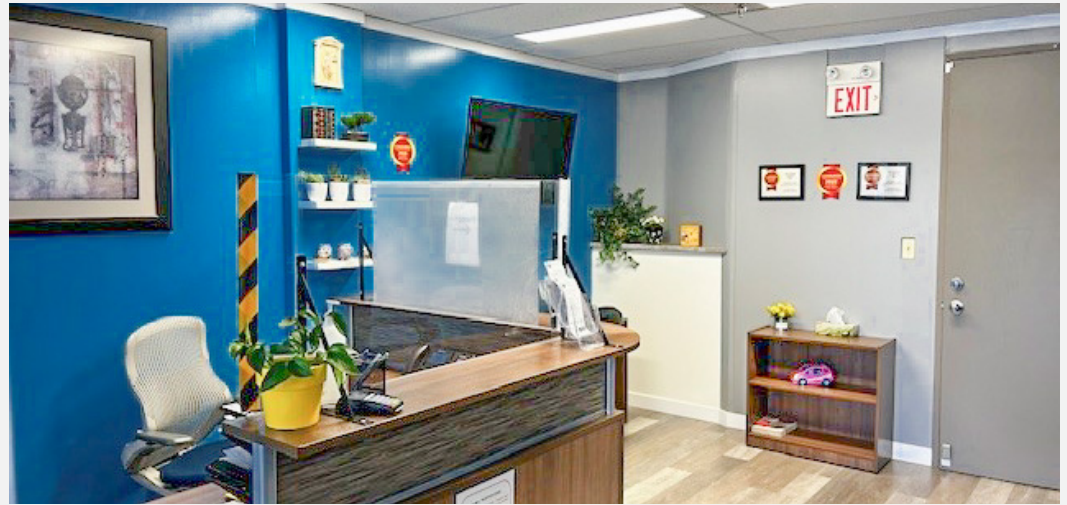
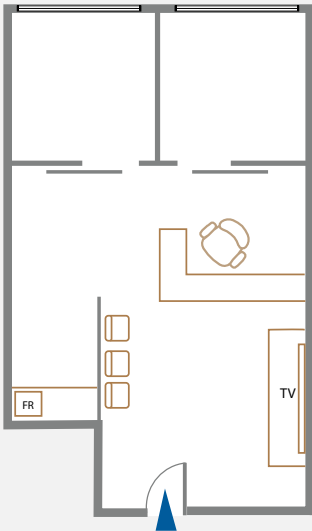
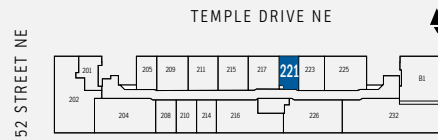
SUITE 208
689 SF



SUITE 210
688 SF



SUITE 221
695 SF



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LOCAL EXPERTISE MATTERS