

FOR LEASE

# 109 GATEWAY DRIVE NE, UNIT 2109

AIRDRIE, AB



**Lead Agents:**

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**1,174 SF SECOND FLOOR OFFICE**



**CUSHMAN &  
WAKEFIELD**

# PROPERTY DETAILS

**District:** Airdrie Gateway Commerce Centre

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**Zoning:** DC-27-A (Direct Control)

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**Available Office Area:** ± 1,174 sf

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**Lease Rate:** \$3,200 per month (gross)

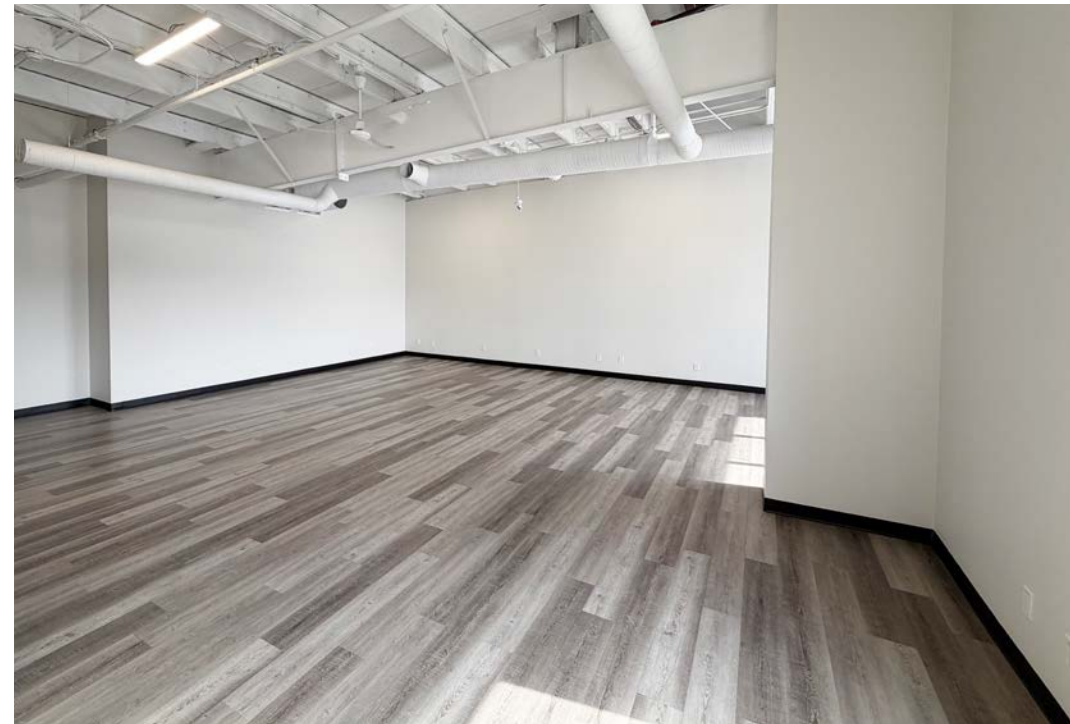
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**Available:** Immediately

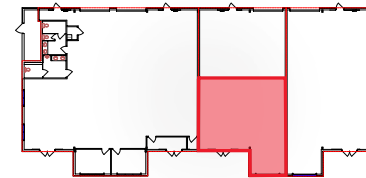
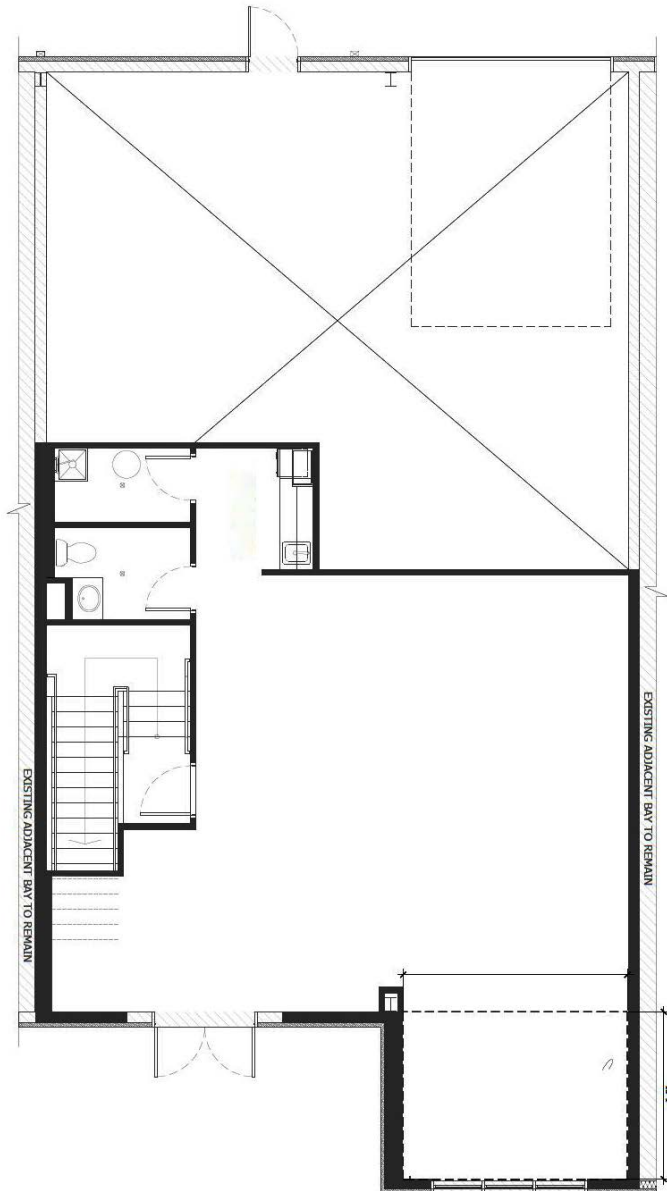
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# HIGHLIGHTS

- Open office concept
- Fully sprinklered
- Flexible zoning
- Large windows providing natural light
- Exposure onto QE II Highway
- Many nearby amenities
- Ample parking
- Good access onto QE II Highway and Veterans Boulevard

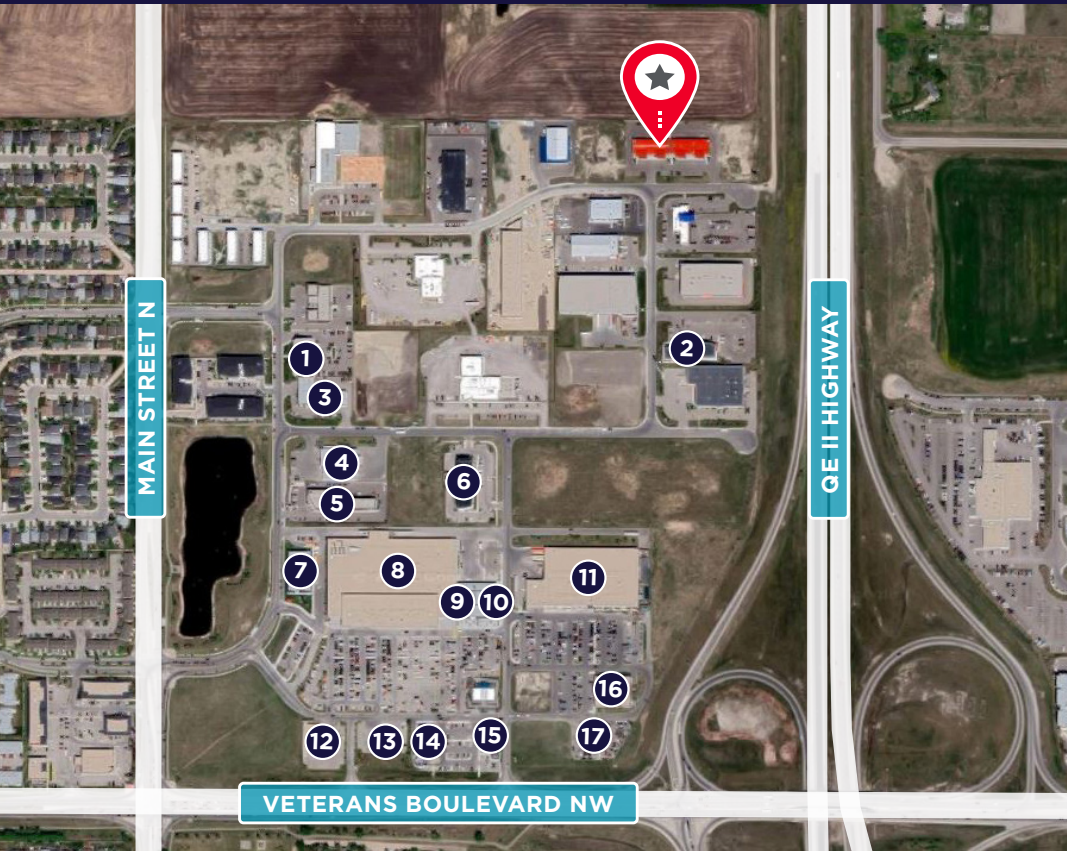


# FLOOR PLAN



Building Plan

# LOCATION MAP



## Nearby Amenities

1. Medical professional services
2. Motel 6
3. Little Steps Preschool
4. Gateway Car & Truck Wash
5. Airdrie Martial Arts Centre
6. Wingate Hotel
7. Magic Mountain Daycare
8. Superstore
9. Party City
10. Dollarama
11. Canadian Tire
12. Real Canadian Liquorstore
13. Mobil
14. Wendy's / Bar Burrito / Opa / Edo / Tommy Gun's
15. Boston Pizza
16. Mark's
17. Tim Horton's



### For more information, please contact:

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