



STOCKMAN CENTRE

Proudly Owned and Occupied by the Alberta Union of Provincial Employees

Stockman Centre Office Space For Lease

2116 27th Avenue NE | Calgary, Alberta

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Property Overview

Available Space	Suite 100: 5,448 SF	Leased Contiguous up to 4,449 SF
	Suite 311: 580 SF	
	Suite 317: 966 SF	
	Suite 319: 2,903 SF	
Occupancy	Immediately	
Net Rent	Market Rates	
Operating Costs (2024 Estimate)	CAM: \$10.00 PSF/Annum	
	Tax: <u>\$1.35 PSF/Annum</u>	
	Total: \$11.35 PSF/Annum	
Parking	1 Stall Per 388 SF	
	Free // Surface	
	\$75.00/Stall/Month // Underground	
	Free // 2-Hour Visitor Parking	
Building Size	61,782 SF	
Year Built	1980	
Floors	3	
Building Hours	7:30 a.m. to 5:00 p.m. // Monday to Friday	
Fibre Provider	Telus and Shaw	
Highlights	• Building is 50% Solar Powered With Panels Installed on Roof	
	• High Efficiency Boilers	
	• Close Proximity to Downtown and the Calgary International Airport	
	• Located in the Heart of the Northeast Suburban Market	
	• Quick and Easy Access to Barlow Trail	
	• Two Level Skylight Providing an Abundance of Natural Light in Main Lobby	
Vehicle Access	12-Minute Drive to Downtown	
	4-Minute Drive to Deerfoot Trail	
	8-Minute Drive to Stoney Trail	
Transit Access	Serviced by Bus Routes 19, 32, 33, 872	
	2.6 km from Rundle LRT Station	

Exterior



Exterior



Lobby



Suite 311



Suite 311

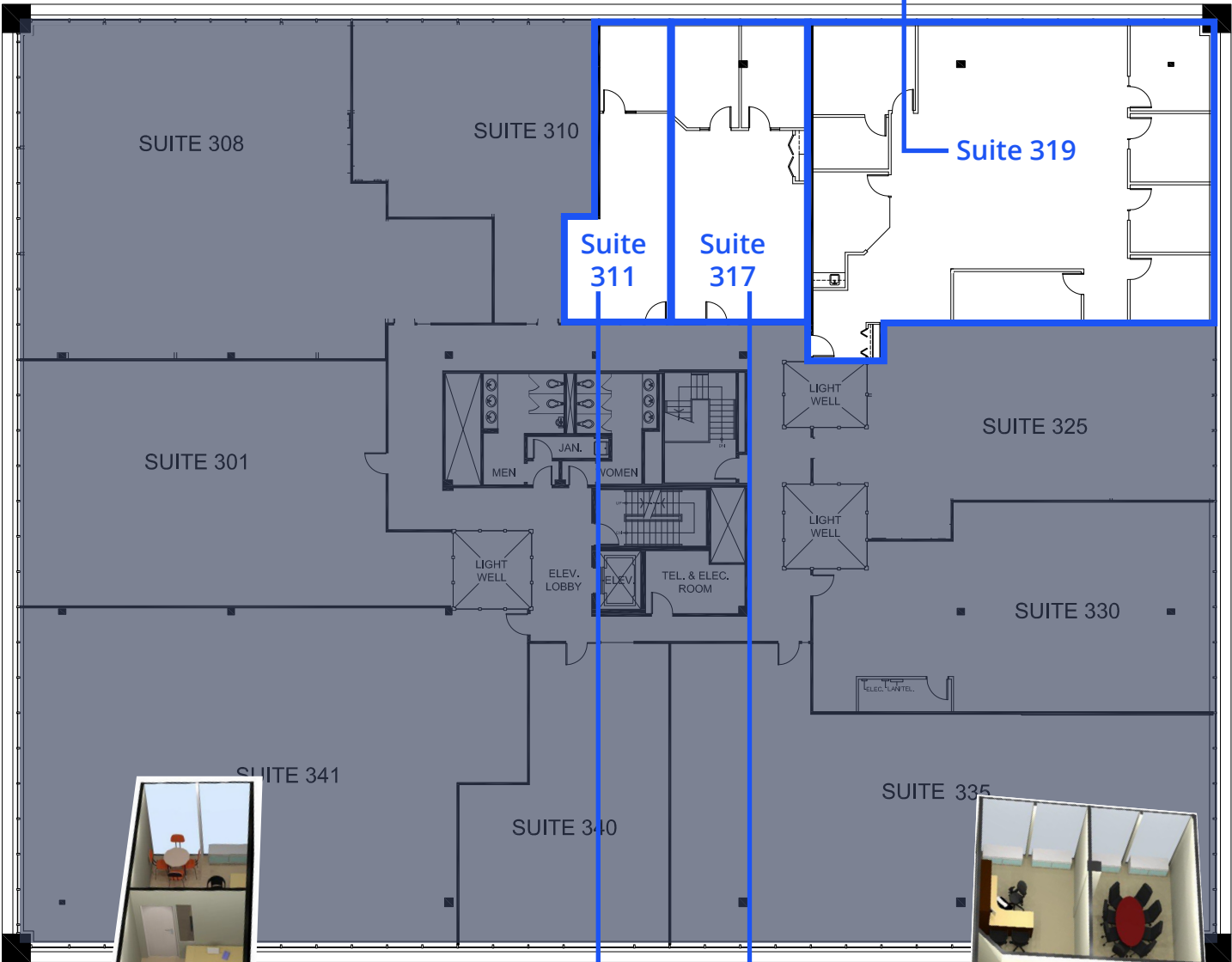


Floor Plans

Third Floor | [Click Here for Virtual Tour](#)

Suite 319 | 2,903 SF

- 5 Offices
- Open Area for Workstations
- Boardroom
- Kitchen



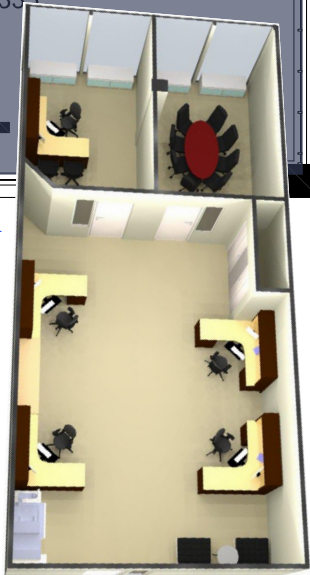
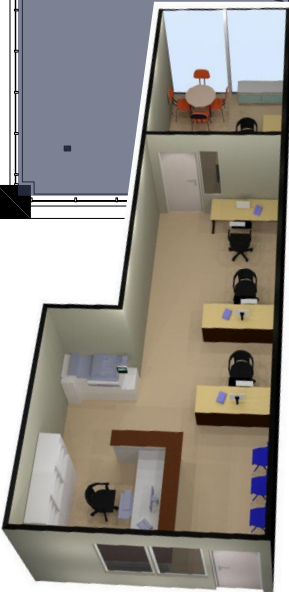
Suite 311 | 580 SF

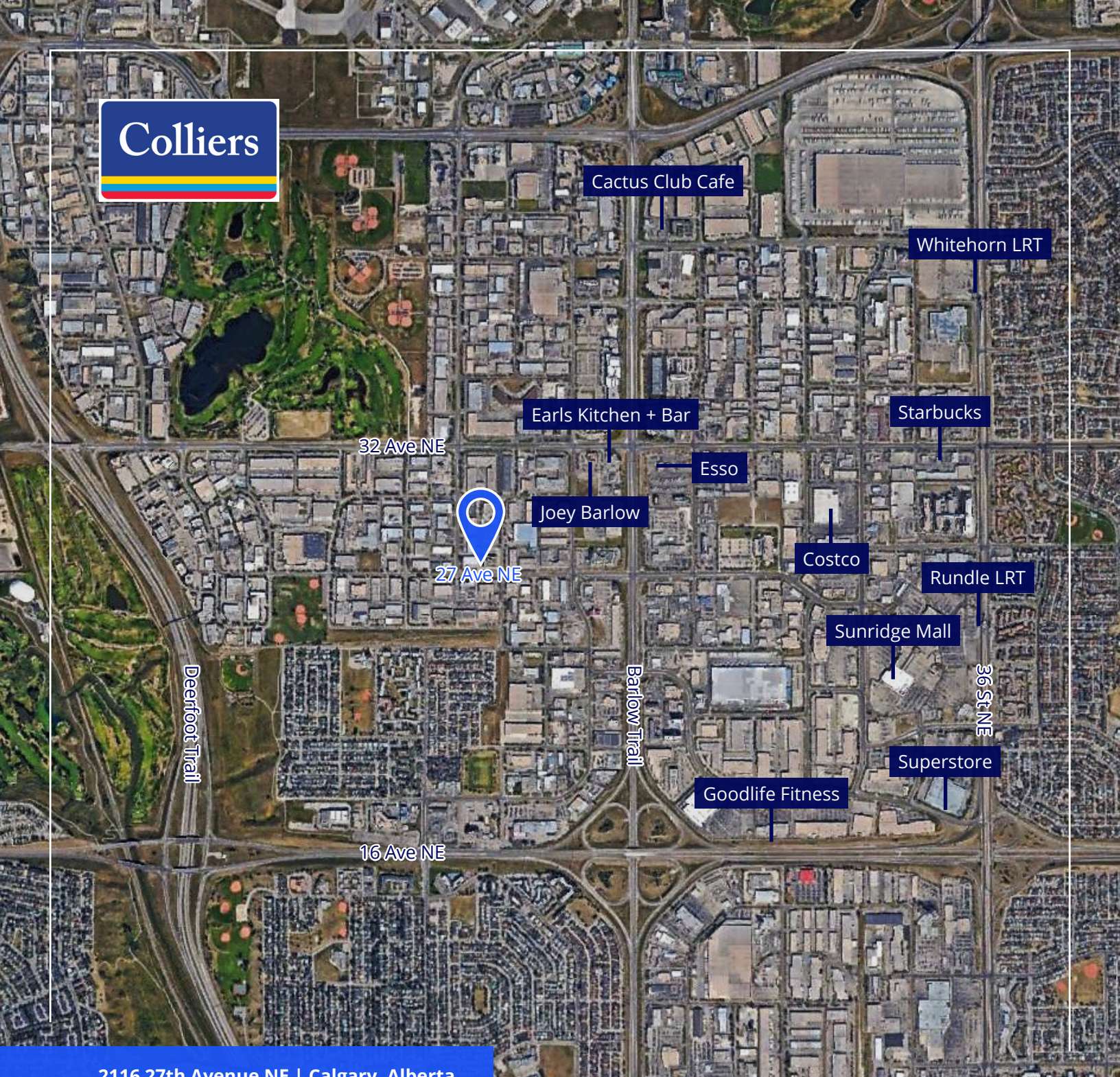
- Office
- Open Area for 3 Workstations
- Reception/Waiting Area

Suite 317 | 966 SF

- 1 Office
- 1 Meeting Room
- Open Area for 4 Workstations

Contiguous for 1,546 SF





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