

FOR LEASE

PROFESSIONAL OFFICE SPACE

Unit C, 7239 Flint Road SE Calgary, AB



Beautifully renovated professional office space in the established Fairview district of Calgary. This bright corner unit has been fully refreshed with brand-new flooring, fresh paint throughout, modern blinds, and a completely updated kitchen and washroom facilities; delivering a clean, professional workspace ready for immediate occupancy. The efficient layout provides excellent natural light and accessible entry, making it suitable for a variety of professional or medical office users. There are two dedicated parking stalls for staff or client convenience. Select office furniture may also be included in the sale.

Fairview is a centrally located and well-connected community with quick access to major transportation routes including Macleod Trail, Glenmore Trail, and Deerfoot Trail. The area is supported by strong nearby amenities, restaurants, and services, with major retail shopping minutes away at CF Chinook Centre. Public transit and LRT access are also close by, offering convenient connectivity for employees and visitors alike. A well-located, move-in-ready office opportunity in one of Calgary's established business corridors.

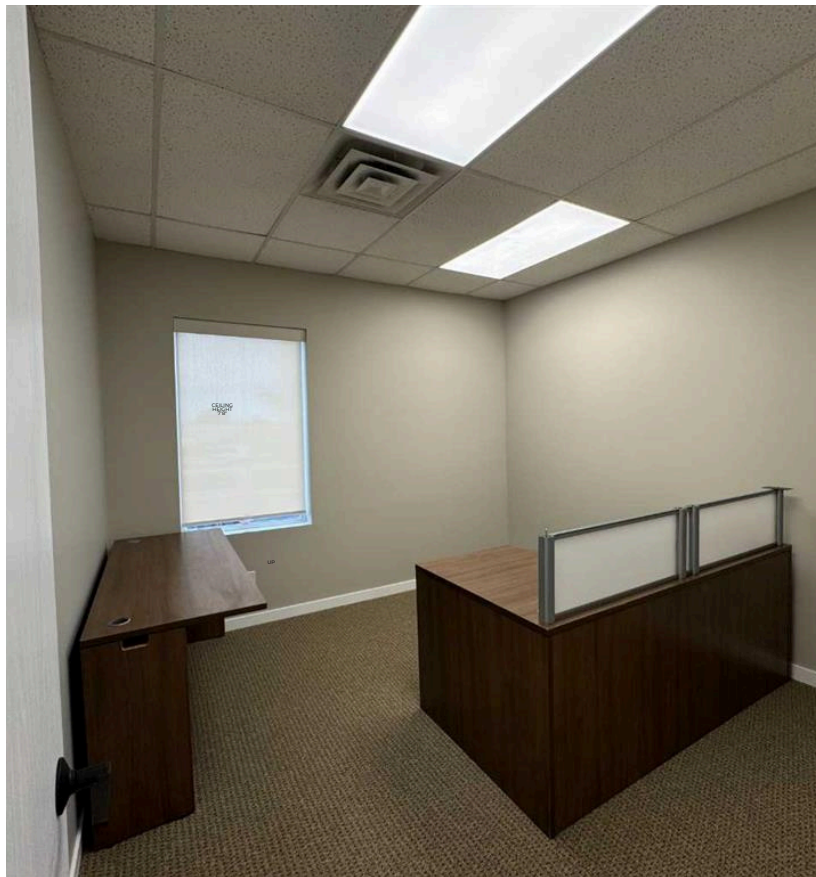
Ria Mavrikos
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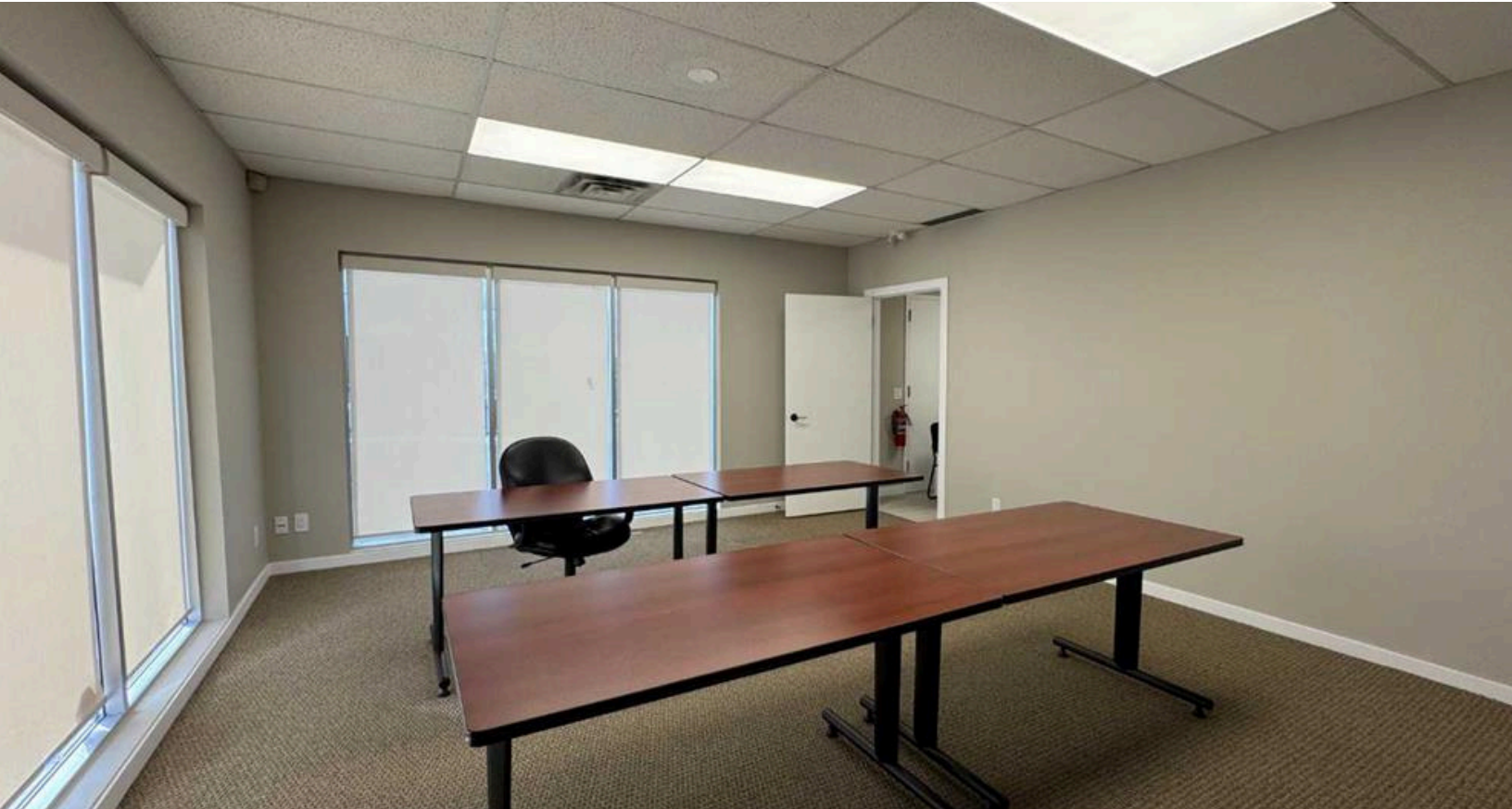
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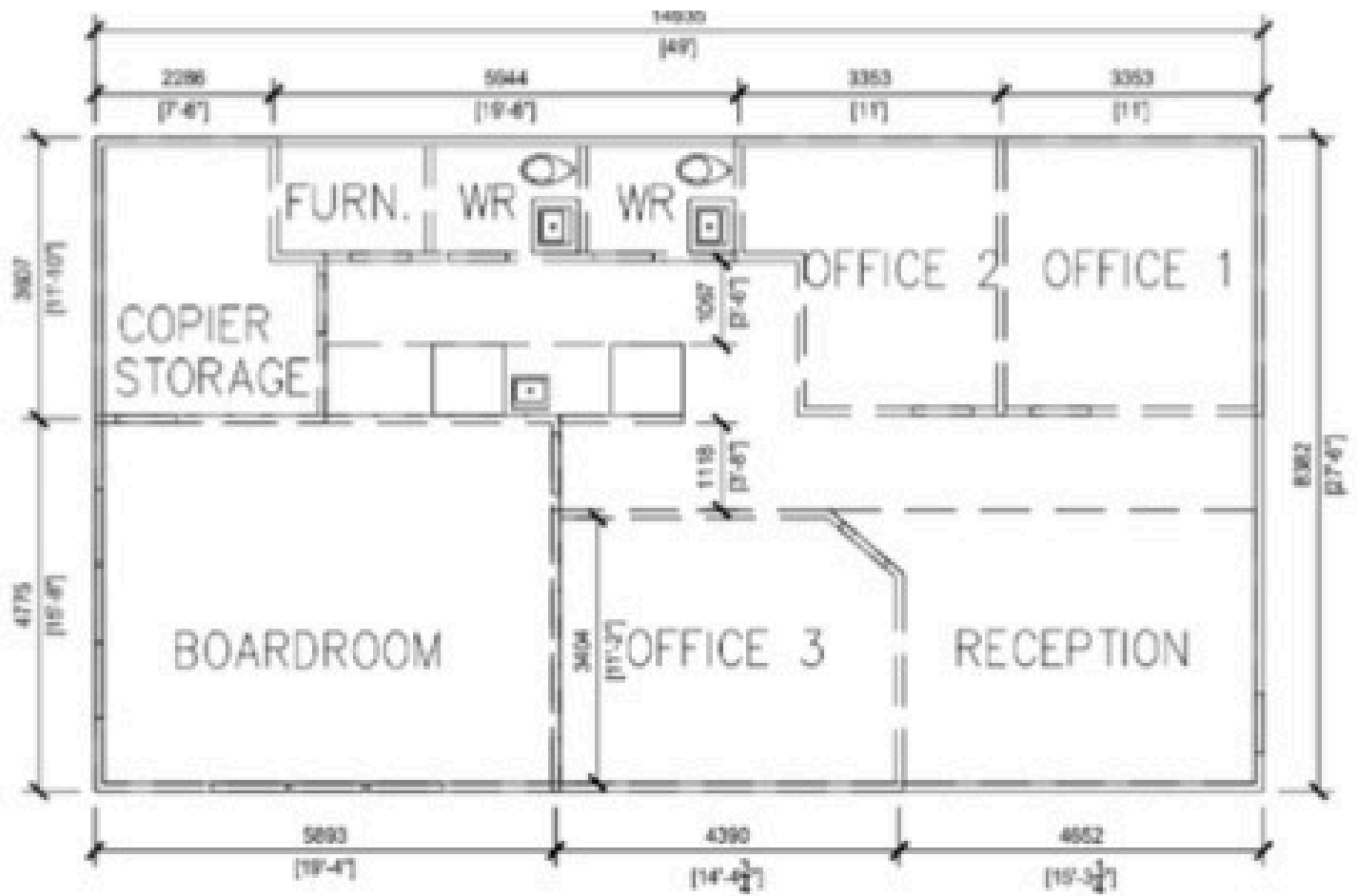
*Furniture can
be included*



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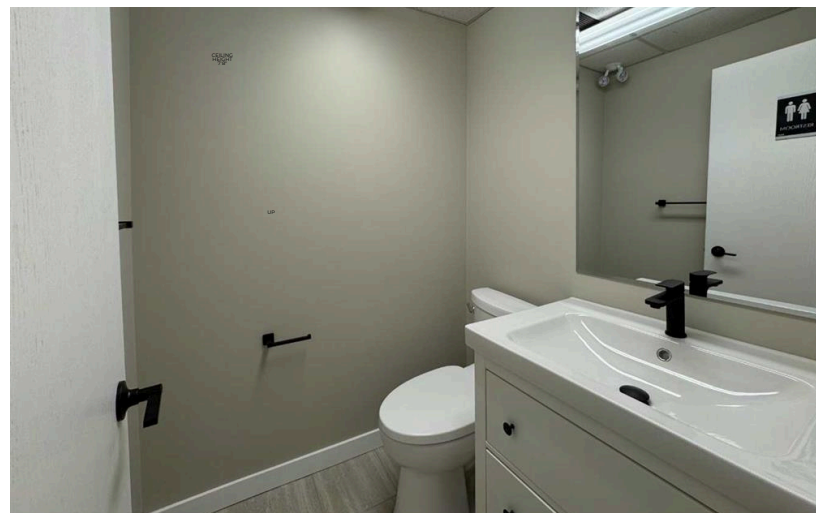


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FEATURES

- 3 Private Offices
- 1 Large Boardroom
- Reception Area
- Copy / Storage Area
- 2 Private Washrooms
- Kitchen



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PROPERTY DETAILS

ADDRESS	UNIT C 7239 Flint Rd SE
BUILDING TYPE	Office
UNIT SIZE	+/- 1,345 square feet
LEASE RATE	\$24.00 PSF
OPERATING COSTS	\$3.50 PSF
PARKING SPACES	2 designated stalls at \$150/month each
YEAR BUILT	1989
ZONING	C-COR3 fl.0h12
RESTRICTIONS:	Condo / Strata Approval



CENTRAL
LOCATION



QUICK ACCESS TO MAJOR
TRANSPORTATION ROUTES



CLOSE TO
TRANSIT



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