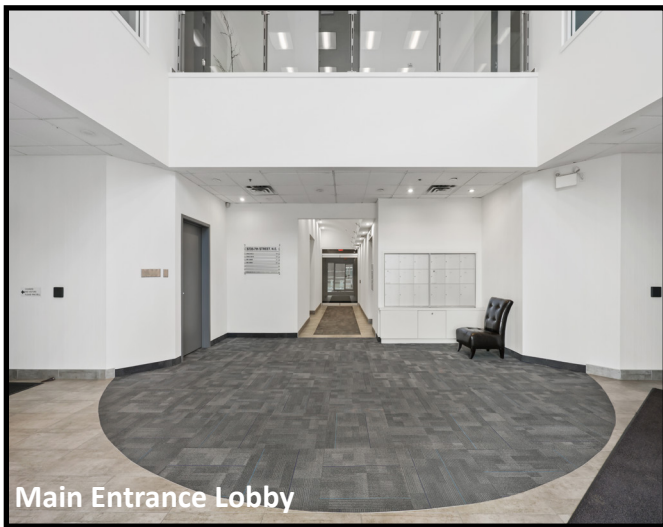




5735 7 Street NE

2ND AND 3RD FLOOR OFFICE SPACE FOR LEASE



Main Entrance Lobby



Main Entrance Lobby

Prominently located in the Deerfoot Business Centre and visible from Deerfoot Trail, this building provides upscale office space with several fibre optic services and a large theater style training room for rent on a per use basis. You are minutes away from many amenities offered at Deerfoot City or Aviation Crossing. With easy access to major thoroughfares like 64 Avenue NE, Mcknight Blvd NE, 32 Avenue NE, this property gives you the perfect mix of accessibility and visibility.



CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 www.cmsrealestateltd.com

Gerry Macdonald - Broker, CCIM

403-291-0425

gm@cmsrealestateltd.com

Gerry Macdonald Jr. - Associate Broker

403-219-0161

gmmjr@cmsrealestateltd.com

Jessica Macdonald - Associate

403-219-0155

jessica@cmsrealestateltd.com

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2ND FLOOR FEATURES

Step into a vibrant, fully furnished office space that offers abundant natural light and a professional atmosphere. The second floor features Herman Miller workstations, private offices, and a spacious boardroom with bench seating—perfect for collaborative teams.

Need secure IT infrastructure? This floor boasts a private server room with dedicated IT equipment space and fibre optic services, ensuring your business stays connected and protected. Enjoy a well-equipped kitchen with ample storage, staff lockers, and a convenient theater-style training room available on a per-use basis.

Size: 10,004 sq.ft.

Zoning: I-B

Asking Rate: Market

Op Costs: \$14.92/sq.ft.



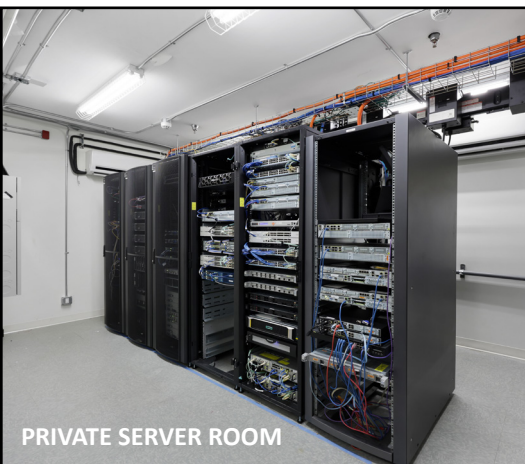
OFFICE



KITCHEN



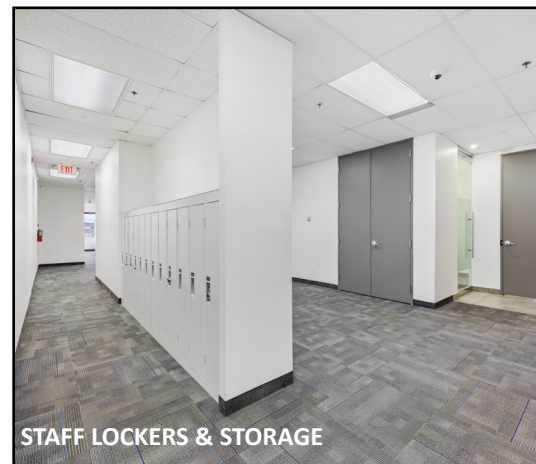
HERMAN MILLER WORKSTATIONS



PRIVATE SERVER ROOM



BOARDROOM WITH BENCH SEATING



STAFF LOCKERS & STORAGE



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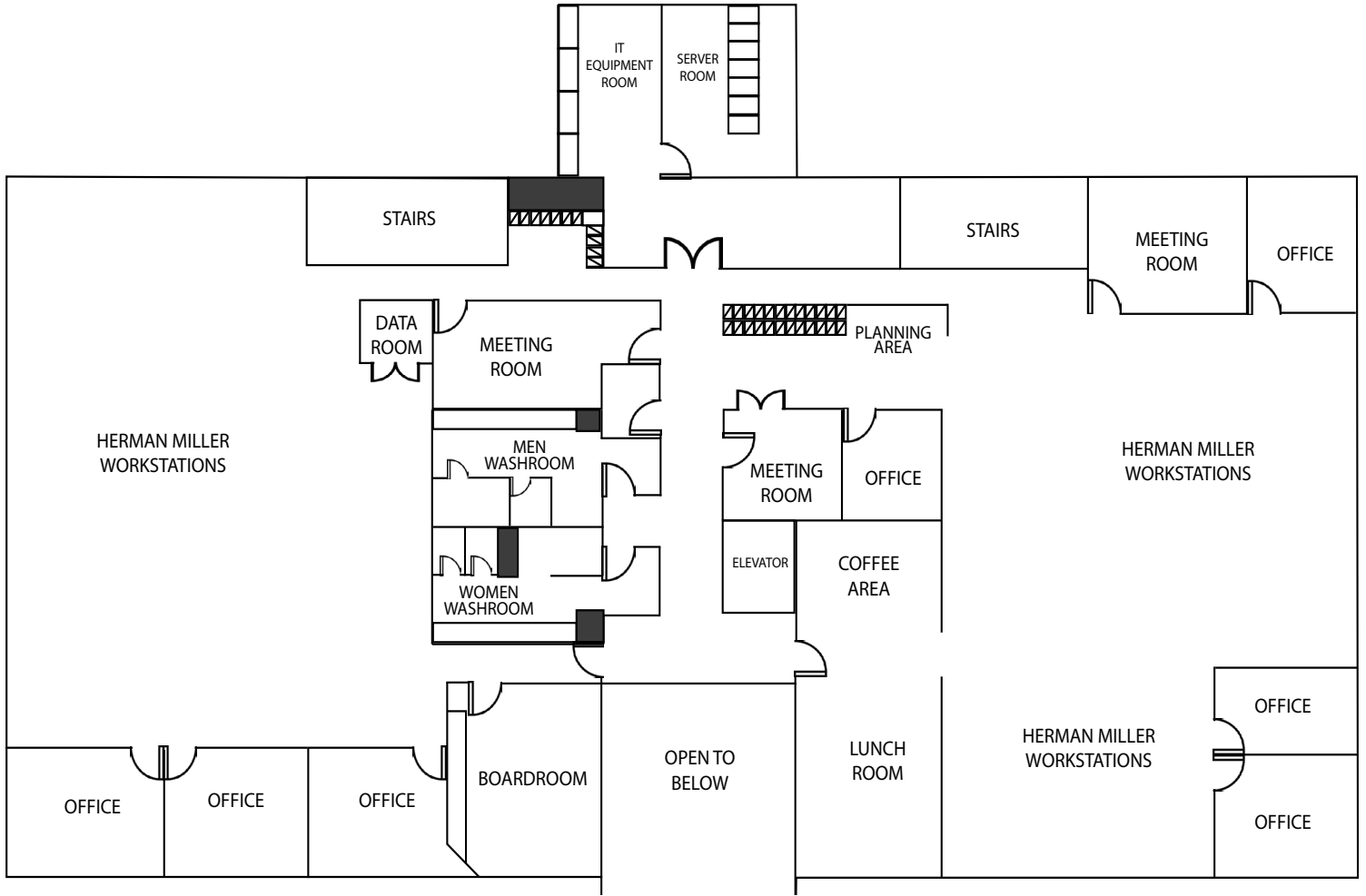
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2ND FLOOR LAYOUT



BOARDROOM



HERMAN MILLER WORKSTATIONS



OFFICE



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3RD FLOOR FEATURES

Elevate your business with a bright, spacious office featuring stunning downtown views. The third floor offers a versatile layout with a welcoming reception area, while an open concept layout provides plenty of natural light.

For tech-driven businesses, this floor includes a dedicated Networking Data Closet and fibre optic services, ensuring secure and reliable IT infrastructure. Additional amenities include a large boardroom, break area, and a well-equipped kitchen with ample storage. Whether you're hosting meetings, collaborating with your team, or designing a custom workspace, this floor offers the flexibility to grow with your business.

Size: 9,922 sq.ft.

Zoning: I-B

Asking Rate: Market

Op Costs: \$14.92/sq.ft.



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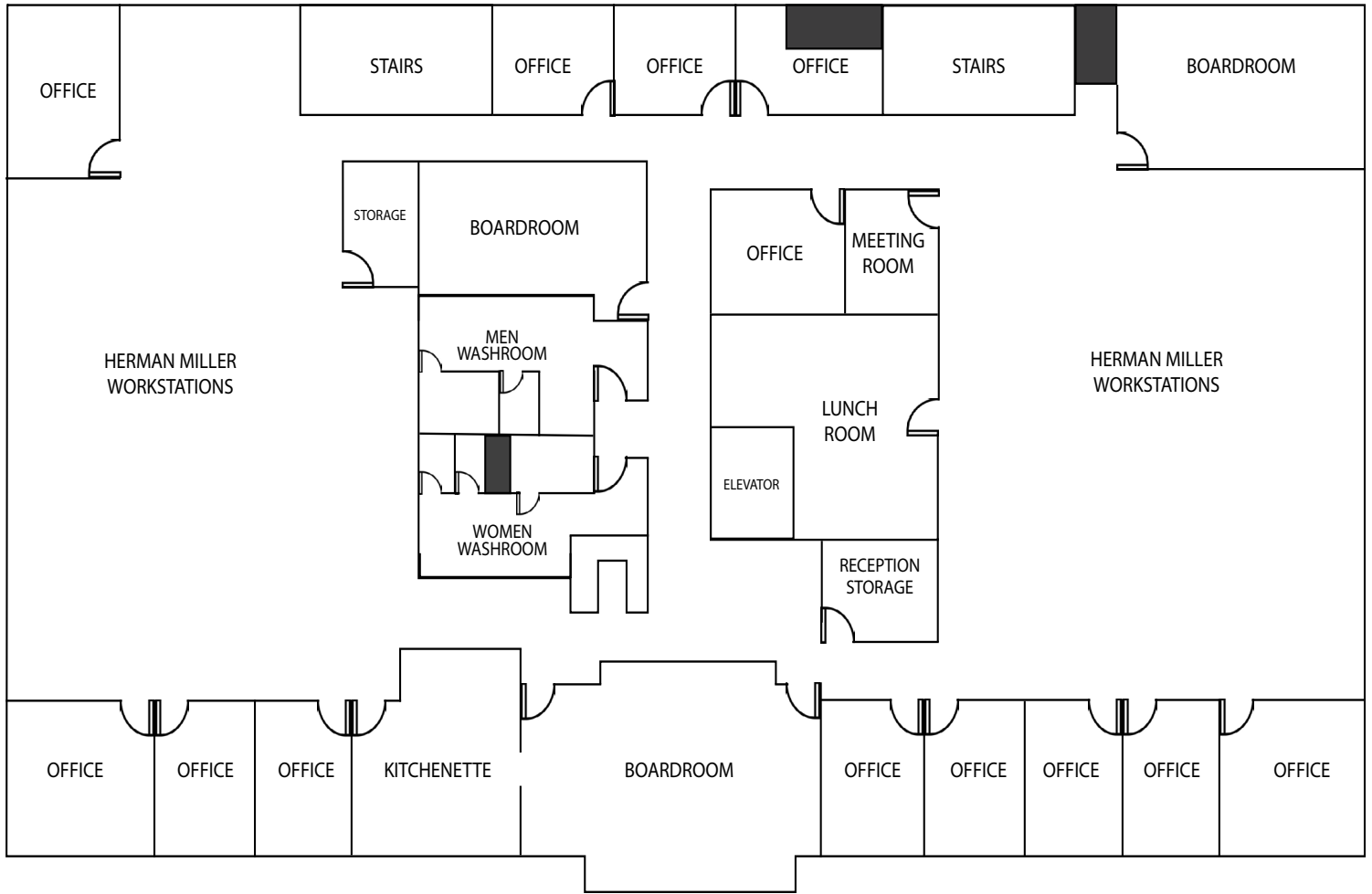
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3RD FLOOR LAYOUT



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