



Aggressive Rental Rate

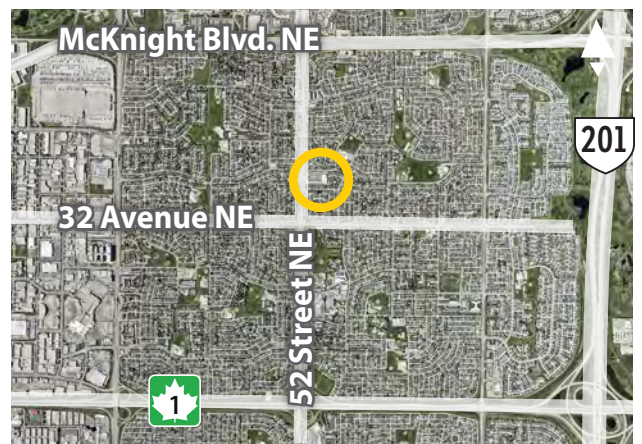
**689 sf**  
Suite 208

**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:

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LOCAL EXPERTISE MATTERS



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
5401 Temple Dr. NE, Calgary

AVAILABLE FOR LEASE:  
SECOND FLOOR OFFICES:  
» 689 sq. ft. – Suite 208  
» 695 sq. ft. – Suite 221

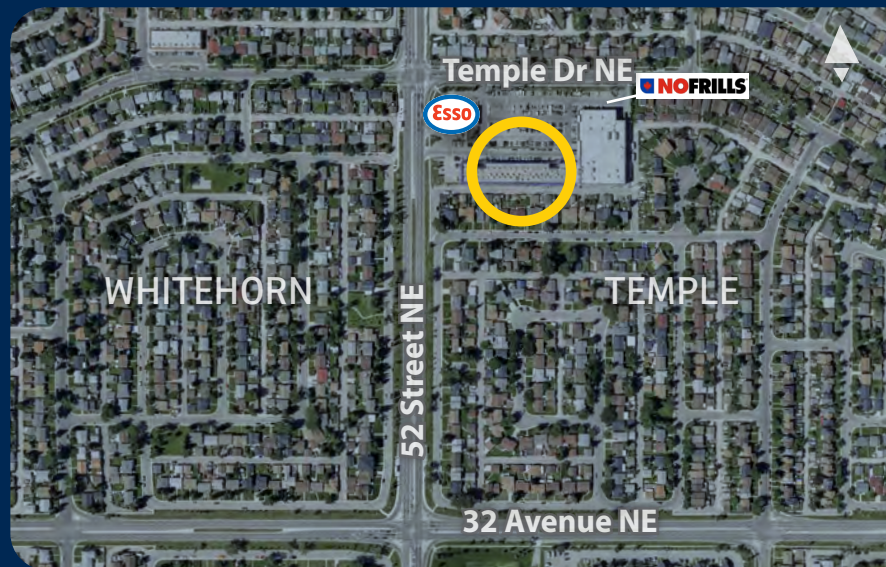
~~» 688 sq. ft. – Suite 210 – LEASED~~  
~~» 2,541 sq. ft. – Suite 226 – LEASED~~  
~~» 4,526 sq. ft. – Suite 232 – LEASED~~

AVAILABILITY: Immediate

PARKING:  
» Ample surface.  
» Underground/Covered parking available

OP. COSTS AND TAXES:  
\$20.59 (est.). Utilities included

LEASE RATE:  
Aggressive rental rate



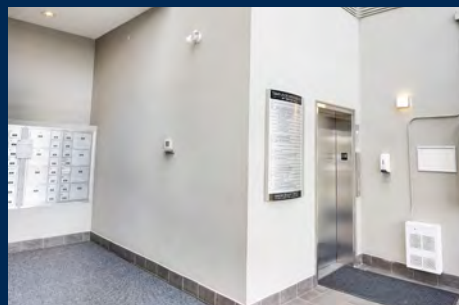
Well-established two-storey multi-tenant building with excellent connectivity, offering convenient access to 32 Avenue NE, McKnight Boulevard NE, the Trans-Canada Highway, and 52 Street NE.



Elevator access.

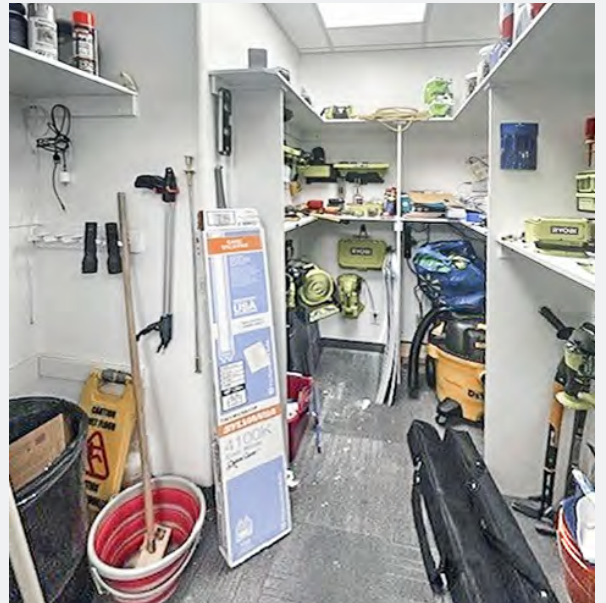
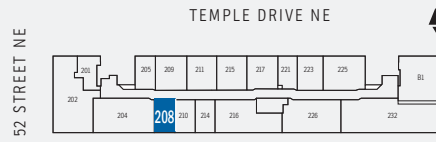
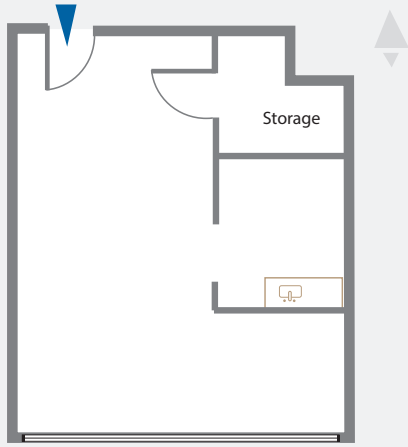


Many amenities in the building including *No Frills* and *Dollarama*.

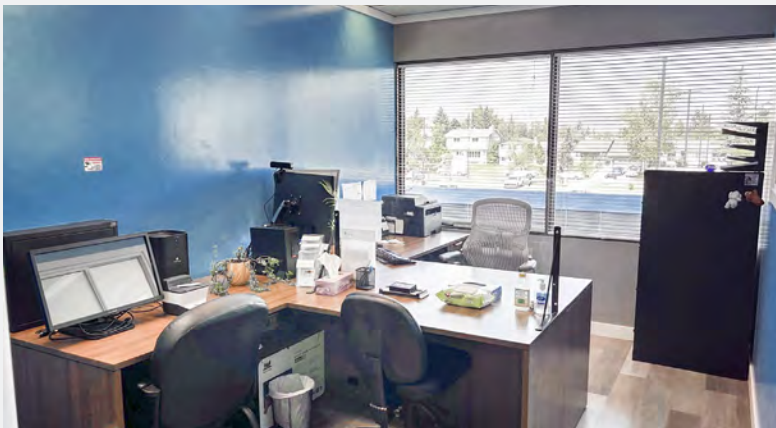
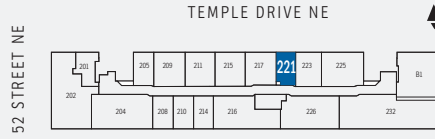
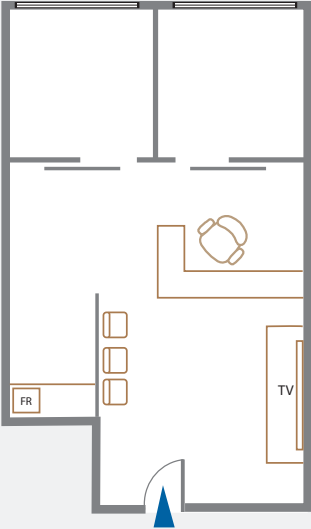


Building's Lobby

SUITE 208  
**689** SF



SUITE 221  
695 SF



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