



OFFICE SPACE FOR SALE


PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
<b>205, 50 Nolan Ridge Court NW</b>  MLS#2117135	1,230 sq. ft.	\$720,000	\$9,812  Condo Fees: \$925/mth	<ul style="list-style-type: none"> <li>3 offices, board room, reception area, kitchen/staff room and interior bathroom</li> <li>High quality finishings completed in 2023</li> <li>Suitable for professional offices and medical practitioners</li> <li>Great location near Calgary's affluent northwest communities of Nolan Hill, Sage Hill, Sherwood and Kincora</li> </ul>	Brian Romanow  <a href="#">Brochure</a>  <a href="#">Virtual Tour</a>
<b>210, 50 Nolan Ridge Court NW</b>  MLS#2125525	1,200 sq. ft.	\$750,000	\$9,448  Condo Fees: \$890/mth	<ul style="list-style-type: none"> <li>5 well-appointed offices, a large flex room with a view, a welcoming reception area, dedicated kitchen/staff room, and an internal bathroom</li> <li>High quality finishings completed in 2023</li> <li>Suitable for professional offices and medical practitioners</li> <li>Great location near Calgary's affluent northwest communities of Nolan Hill, Sage Hill, Sherwood and Kincora</li> </ul>	Brian Romanow  <a href="#">Brochure</a>  <a href="#">Virtual Tour</a>
<b>1128, 12 Royal Vista Way NW</b>  MLS#A2107732	1,139 sq. ft.  	\$470,000	\$8,918  Condo Fees: \$715.31 (2024)	<ul style="list-style-type: none"> <li>Located in Destination Pointe, in the heart of Royal Vista, Calgary NW.</li> <li>Beautifully finished space, currently being used as beauty and wellness spa</li> <li>Secure unit situated on the second floor of the building with elevator access, ample parking</li> <li>Bright office condo with layout for professional office, medical or spa</li> <li>Strategically located near big box stores, an auto mall, restaurants, daycare facilities, and public transportation</li> </ul>	Taeju Lee  <a href="#">Brochure</a>

OFFICE SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
<b>200, 51 Sunpark Drive SE</b>  Sundance Business Park	2 <sup>nd</sup> Floor  	9,775 sq. ft.	\$16.00/sf escalating	\$16.94/sf (2023) Includes CAM, taxes, utilities	<ul style="list-style-type: none"> <li>Second floor space with elevator access; secured floor access</li> <li>Could be demised into 2 - 4 suites</li> <li>Surface and underground parking</li> <li>Located in Sundance Business Park, the building was built in 2003/2004,</li> <li>On a transit route with restaurants within walking distance</li> <li>Easy access to Macleod Trail and Stoney Trail</li> </ul>	Cheri Long  <a href="#">Brochure</a>

May 2024 Office Listings  
[www.royallepagecommercial.com](http://www.royallepagecommercial.com)

Royal LePage Solutions – Commercial Division  
 #205, 264 Midpark Way SE  
 Calgary, AB T2X 1J6

<p><b>1915 – 32 Ave NE</b></p>  <p><b>Skyways Commercial Centre</b></p>	<p>2nd Floor Units # 14, 15, 16</p>	<p>2,839 sq. ft.</p>	<p>Lease  Contact Agent</p>	<p>\$19.42/sf (est 2023)</p>	<ul style="list-style-type: none"> <li>Op costs include condo fees, property taxes, building insurance, p.mgt fees, utilities</li> <li>Quality 2nd floor office space; available immediately</li> <li>Clean/functional space with nice finishing &amp; plenty of natural light</li> <li>Rooms: 7 window, 1 interior, 1 boardroom, 1 storage room, 1 reception stn/room, 1 open work area, 2 kitchens</li> <li>Plenty of furniture (desks &amp; chairs) available for use</li> <li>Building fronts onto high exposure 32nd Ave NE commercial-retail corridor</li> <li>Easy access to Deerfoot Tr, Barlow Tr and McKnight Blvd</li> </ul>	<p>Wing Tang  <a href="#">Brochure</a></p>
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