



— FOR LEASE —

2417 51 AVENUE SE

2,518 SF OF OFFICE SPACE



**CUSHMAN &
WAKEFIELD**

FOR LEASE

2417 51 AVENUE SE

Property Highlights

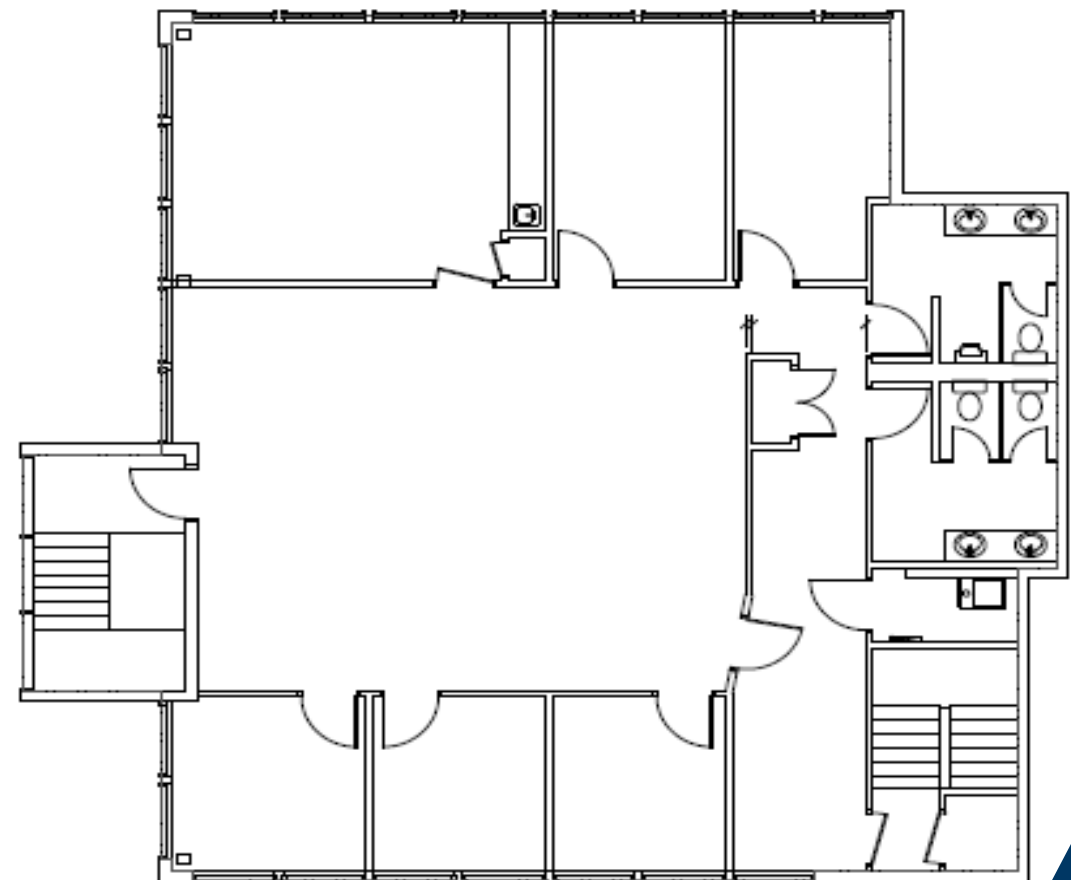
- Second floor office space in the Valleyfield Industrial Park
- Located by Barlow Trail & 50 Ave SE, via 23 Street SE
- Easy access to Deerfoot Trail, via Barlow Trail
- Ample surface parking available
- Tenant podium signage available



Property Details

Building Size	5,280 sf
Available Unit	Suite 200: 2,518 sf
Lease Rate	Market Lease Rates
Operating Costs	\$13.79 psf (est. 2025) in-suite janitorial is not included
Zoning	I-G
Parking	Seven surface parking stalls available, free of charge
Occupancy	Immediately

Floor Plan



MAP



Drive Times

Airport: 20 minutes

Downtown: 11 minutes

CONTACT



**CUSHMAN &
WAKEFIELD**

CUSHMAN & WAKEFIELD ULC

250 6 Avenue SW, Suite 2400
Calgary, AB T2P 3H7 | Canada
cushmanwakefield.com

DAVID LEES

Executive Vice President
Office Leasing & Sales
D: +1 403 261 1102
M: +1 403 869 5025
david.lees@cushwake.com

ADAM RAMSAY

Executive Vice President
Office Leasing & Sales
D: +1 403 261 1103
M: +1 403 660 6390
adam.ramsay@cushwake.com

TRENT PETERSON

Vice President
Office Leasing & Sales
D: +1 403 261 1101
M: +1 403 771 5969
trent.peterson@cushwake.com