

For Lease

2505 14 STREET SW

Calgary, AB



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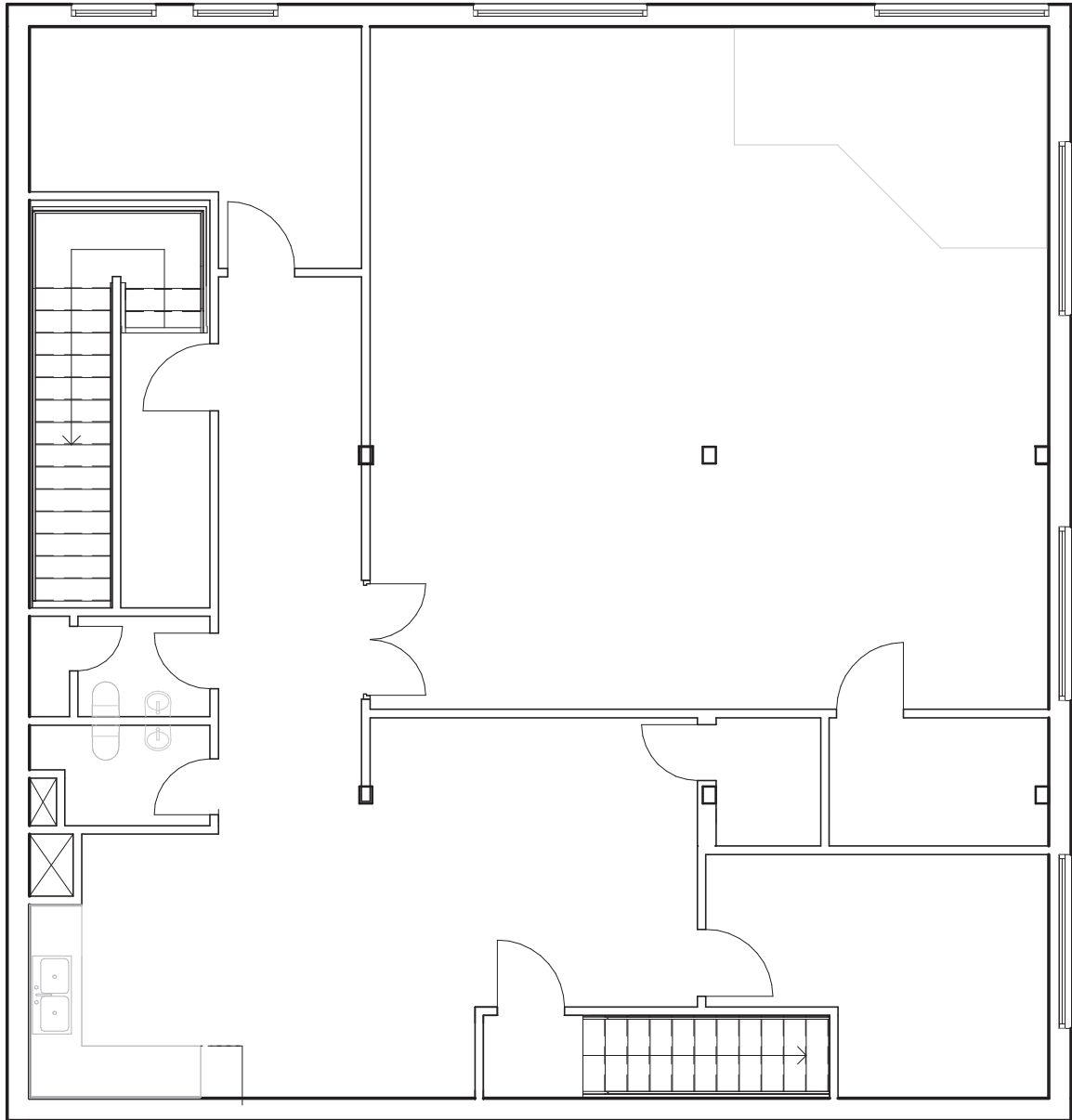
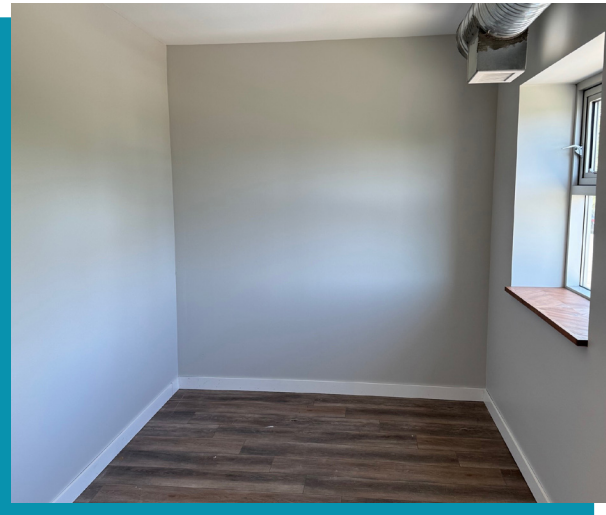
Available Space:	2nd Floor: 1,980 sf Basement: 2,000 sf
Availability:	Immediately
Rates:	Market
Op Costs:	\$13.56 psf (2026)
Term:	5-10 years

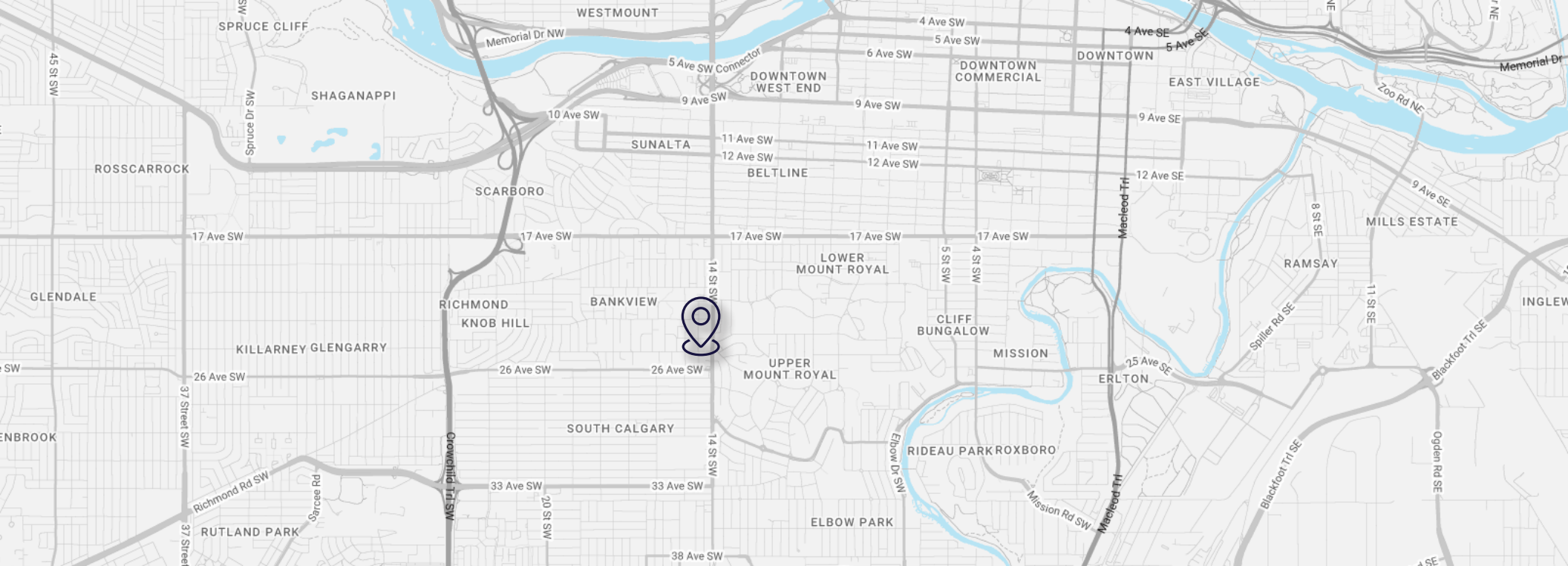


Located directly along 14 Street SW, 2505 14 Street SW offers a versatile layout with abundant natural light. The space is well-suited for a wide range of uses—from professional services to a creative studio. The surrounding area has strong pedestrian and vehicular traffic (approx 18,000 vehicles per day). Separate back parking lot and ample street parking, as well as signage opportunities available.

FLOOR PLAN

Second Floor: 1,980 sf





NEARBY AMENITIES



SAFeway



SUBWAY

CIBC



POPEYES

**SHOPPERS
DRUG MART**

Orangetheory

Scotiabank



5 minutes to
Marda Loop Main
Street



10 minutes to
Downtown Calgary



10 minutes to
the Trans-Canada
Highway



30 minutes to
Calgary International
Airport



For more information, contact:

NICK PRESTON, MBA

Vice President
Retail Sales & Leasing
+1 403 467 9222
nick.preston@cushwake.com

CUSHMAN & WAKEFIELD ULC
250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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