

# GATEWAY 33

**FOR LEASE**

**2232 33 AVENUE SW  
CALGARY, AB**



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

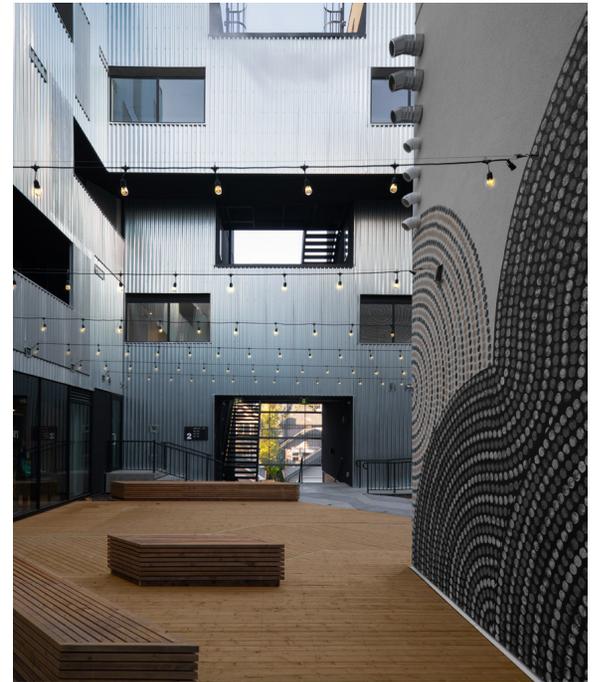
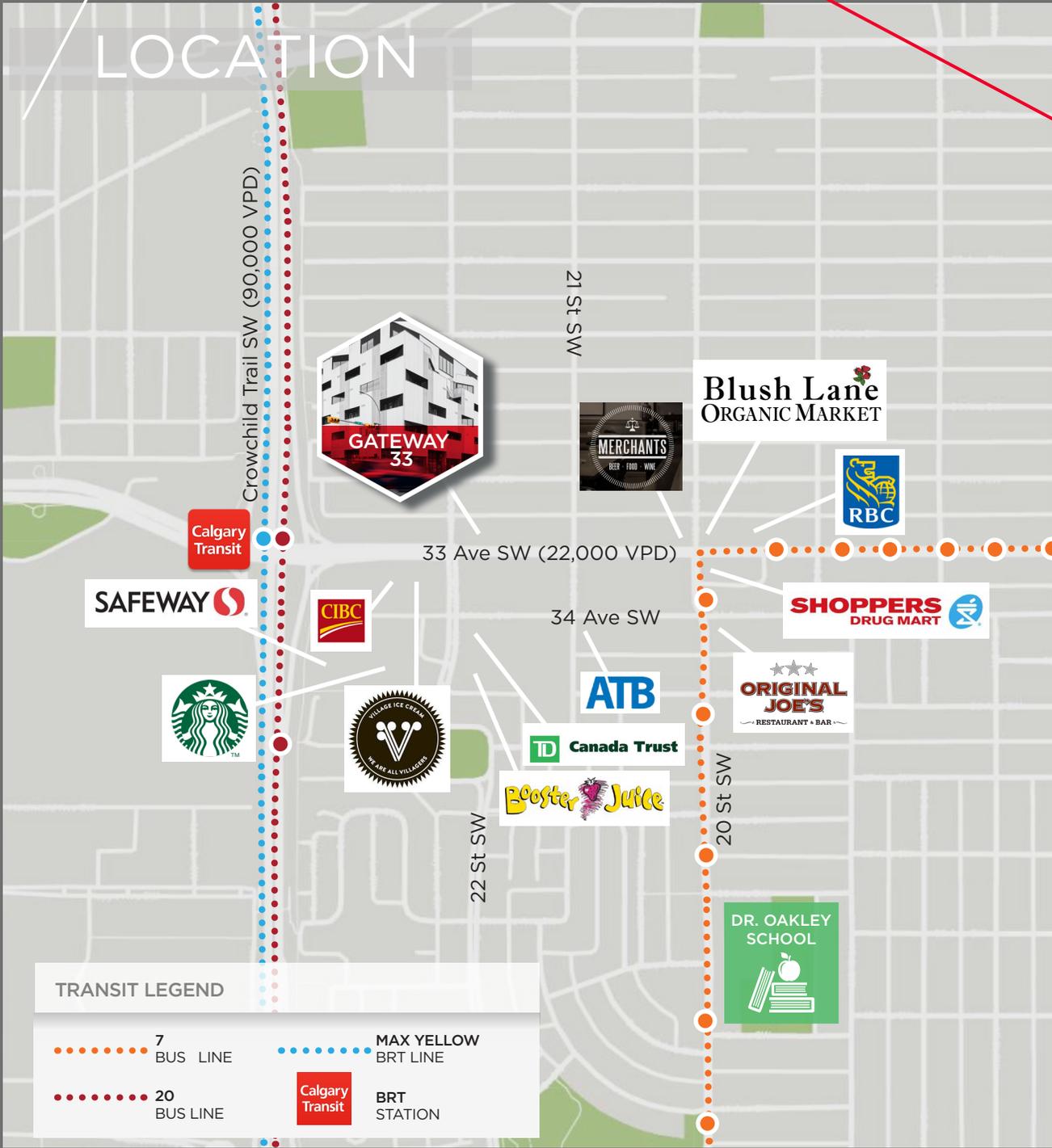
<b>Address</b>	2232 33 Avenue SW, Calgary, AB	
<b>Available Units</b>	UNIT 3	2,070 SF (C/L)
	UNIT C5	1,115 SF (C/L)
<b>Lease Rates</b>	Market	
<b>Operating Costs</b>	\$24.00 PSF (est. 2024)	
<b>Parking</b>	Underground commercial stalls Ample street parking	
<b>Zoning</b>	MU-2	
<b>Occupancy</b>	Immediately	

Gateway 33 is a new 6 storey development in the heart of Marda Loop - one of Calgary's most prominent trade areas.

Adding to the unique landscape of Marda Loop, Gateway 33 boasts a beautiful open space and businesses accessible from 33rd Ave creating a new dimension to the street and sidewalk.

Gateway 33 is surrounded by Altadore, one of Calgary's most desirable residential communities.

# LOCATION



**TRANSIT LEGEND**

- 7 BUS LINE
- 20 BUS LINE
- MAX YELLOW BRT LINE
- BRT STATION

- POPULATION 205,004
- AVERAGE HOUSEHOLD INCOME \$138,299.9
- MEDIAN AGE 39.6

\*within 5km radius

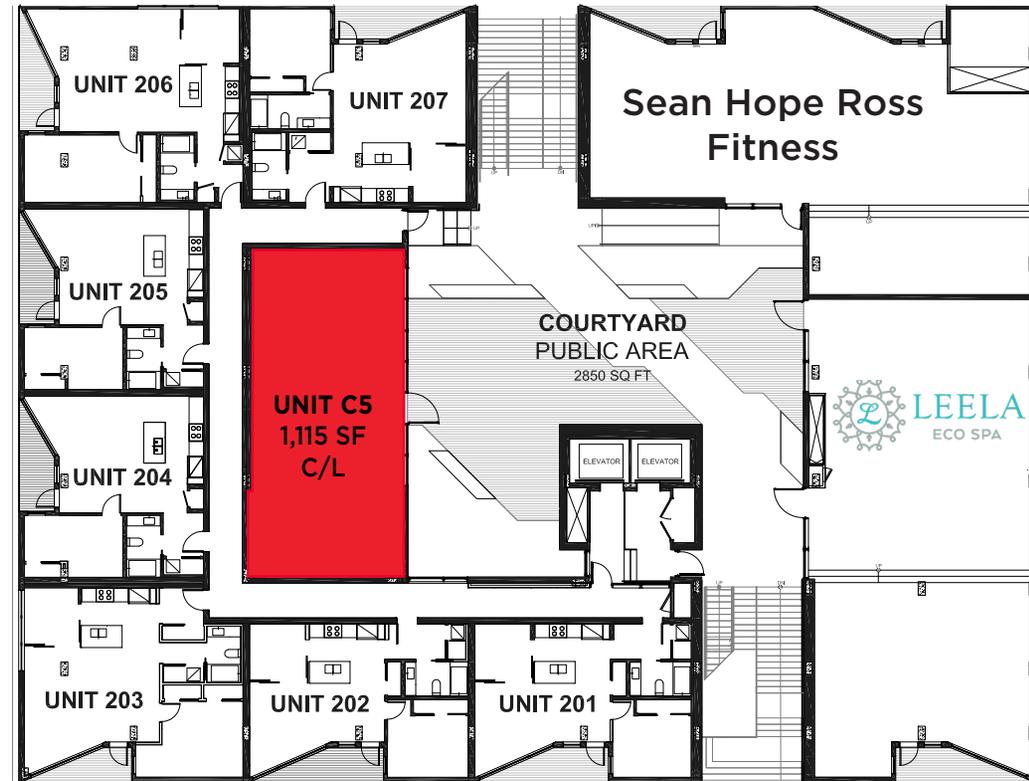
# FLOOR PLANS

UNIT 3: 2,070 SF (CONDITIONALLY LEASED)

UNIT C5: 1,115 SF (CONDITIONALLY LEASED)



GROUND FLOOR



COURTYARD



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