

For Lease

# 2505 14 STREET SW

Calgary, AB





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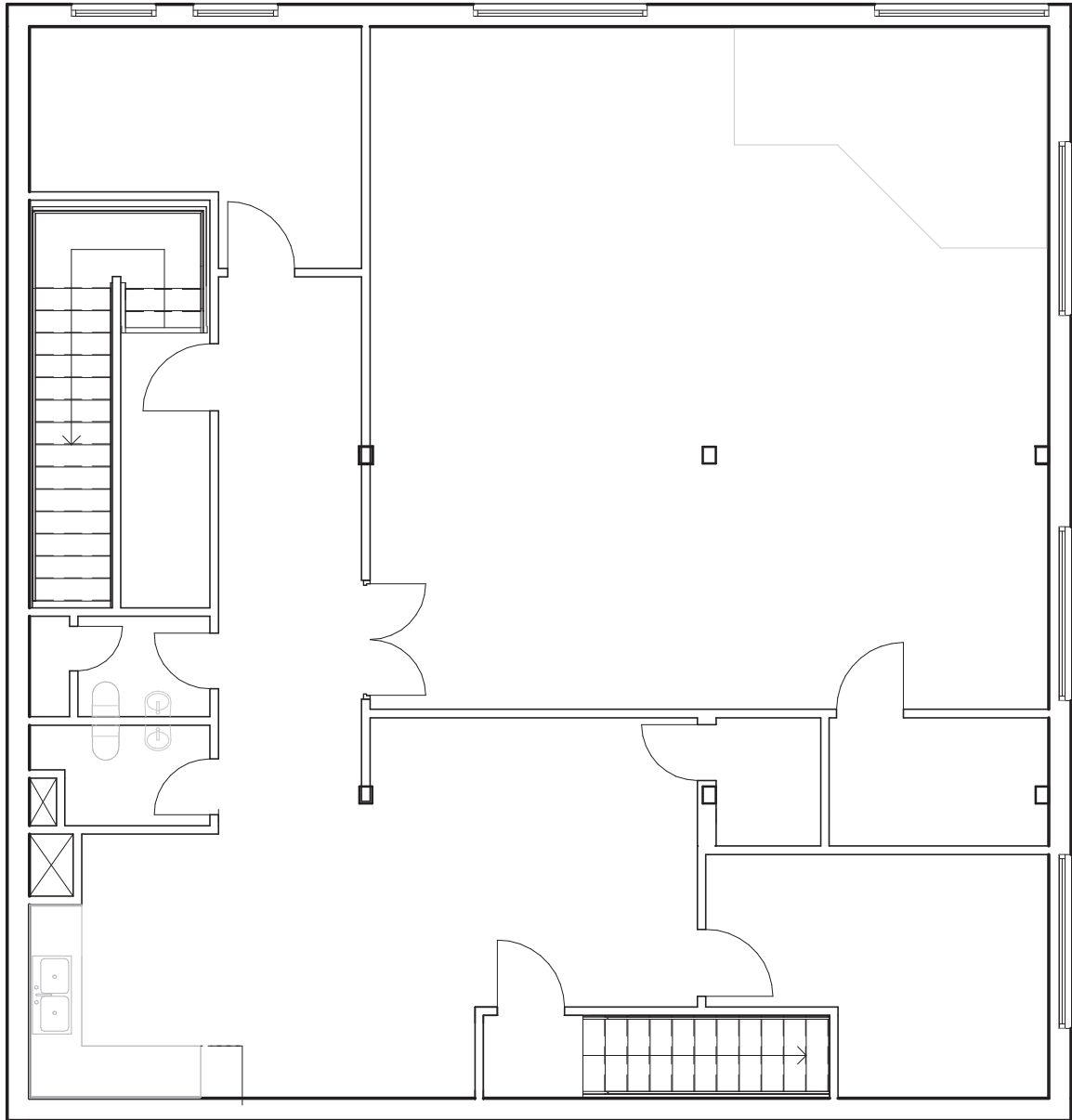
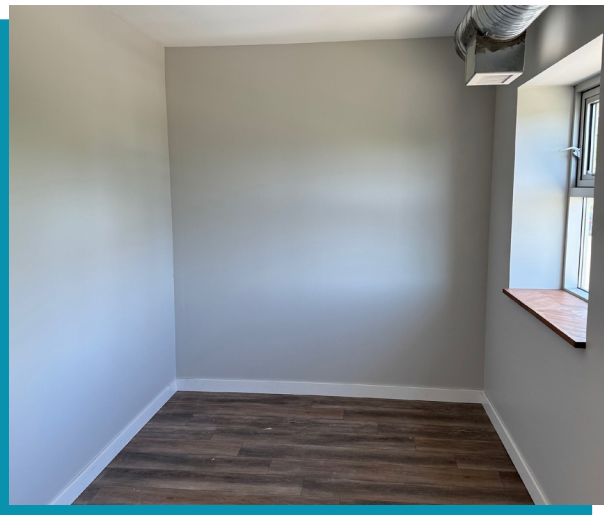
Available Space:	2nd Floor: 1,980 sf Lower Level: 2,000 sf
Availability:	Immediately
Rates:	Market
Op Costs:	\$18.29 psf (2025)
Term:	5-10 years

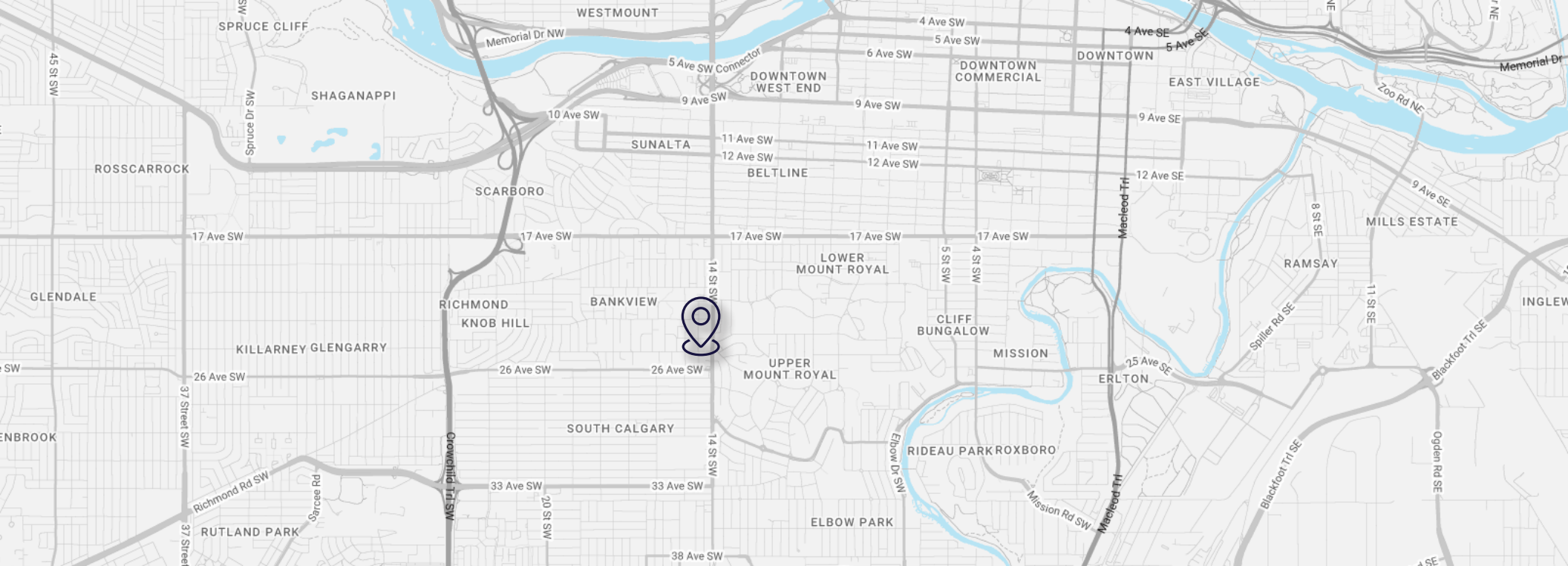


Located directly along 14 Street SW, 2505 14 Street SW offers a versatile layout with abundant natural light. The space is well-suited for a wide range of uses—from professional services to a creative studio. The surrounding area has strong pedestrian and vehicular traffic (approx 18,000 vehicles per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

# FLOOR PLAN

Second Floor: 1,980 sf





## NEARBY AMENITIES



**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:

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