



FOR LEASE | MAIN & SECOND FLOOR OFFICE

UNITS 101 & 202
58 GATEWAY DRIVE NE
AIRDRIE, AB



Lead Agents:

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PROPERTY DETAILS

District: Gateway Business Park

Unit 101 (Main Floor):

± 3,110 sf

Available June 1, 2025

Available Office Area:

Unit 202 (2nd Floor, Undeveloped):

± 1,564 sf (plus additional ± 1,036 sf bonus patio area)
Available immediately

Zoning: DC-27 (Direct Control)

Parking: Ample assigned

Lease Rate: Market

Op. Costs (2025 est.): \$8.49 psf
(CAM: \$4.89 psf / Property Taxes: \$3.60 psf)

Tenant Improvement Allowance: Negotiable

Term: 3 to 10 years

Highlights

- High quality improvements throughout
- Furniture is negotiable
- Established location within Gateway Business Park
- Abundance of natural light
- Multiple access points
- Low operating cost compared to the City of Calgary
- Quick access onto Veterans Boulevard and Highway QE II



UNIT 101 FLOOR PLAN

Main Floor: $\pm 3,110$ sf



*Not to scale, not exactly as shown.

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UNIT 202 FLOOR PLAN

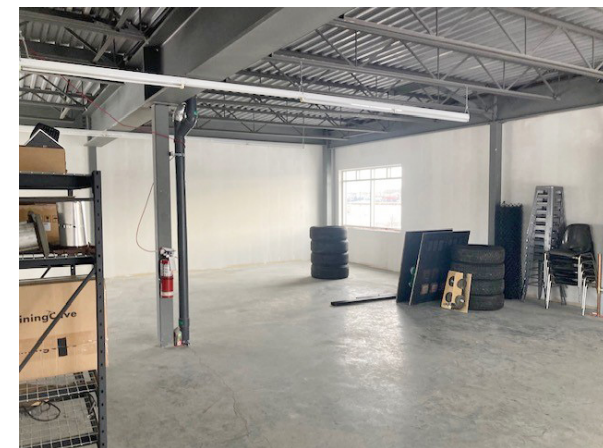
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Second Floor: ± 1,564 sf (undeveloped)



***Conceptual drawing only.
Landlord is open to different configurations.**

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LOCATION MAP



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