\$8,151 - 123, 2340 Pegasus Way Ne, Calgary

MLS® #A2197256

\$8,151

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Pegasus, Calgary, Alberta

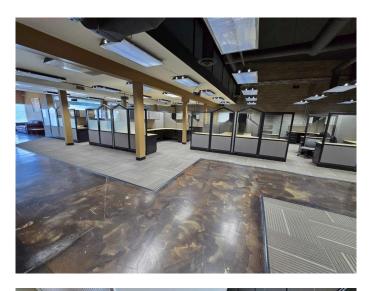
Available for sublease, this expansive industrial office offers over 12,000 sqft of flexible space, perfect for a growing business or team. Featuring high ceilings and a variety of functional workspaces, this property includes: 21 open workstations for collaborative work; 10 private offices (4 with exterior doors, ideal for meeting rooms or executive spaces); Open-concept mezzanine with 2 additional offices;

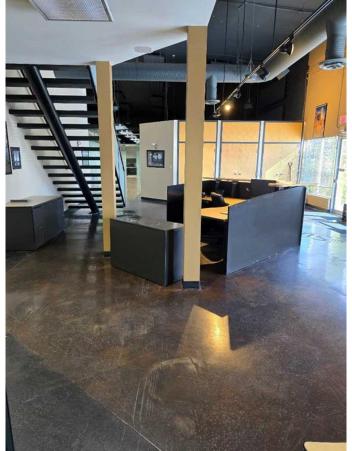
Filing/storage room to keep your operations organized; Restrooms conveniently located on each floor;

A drive-in bay; An exercise room with a private shower and storage lockers for employee convenience;

A spacious kitchen and eating area perfect for breaks and team meals; 29 assigned parking stalls, ensuring ample parking for your team and visitors.

Located just minutes from the Calgary International Airport, with easy access to major routes including Barlow Trail and McKnight Blvd, and bus stops nearby, this location is ideal for businesses seeking both convenience and accessibility. --OFFICE USE CONSIDERATION ONLY --Sublease term expires December 31, 2027. Short-term occupancy a possibility. Base Monthly Lease \$8150.67, Additional Monthly Rent (Op Costs) approximately \$11,717, Plus Utilities. Don't miss out on this incredible space! Schedule a viewing and explore all the possibilities this property has to offer.





Essential Information

MLS® # A2197256

Price \$8,151

Bathrooms 0.00

Acres 0.00

Year Built 2000

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 123, 2340 Pegasus Way Ne

Subdivision Pegasus

City Calgary

County Calgary

Province Alberta

Postal Code T2E 8M5

Amenities

Parking Spaces 29

Interior

Interior Features High Ceilings, Open Floorplan, Storage

Exterior

Lot Description Near Public Transit

Additional Information

Date Listed February 25th, 2025

Days on Market 62

Zoning I-G

Listing Details

Listing Office PREP Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.