



# For Sublease

1420 - 28 Street NE  
Calgary, AB

## Turnkey Office & Warehouse

- 20,200 s.f. total space available
- $\pm$  75% office build-out
- Furniture and AV equipment can be included
- Dry erase painted office walls
- Functional office layout with mixture of open office, enclosed offices, meeting rooms and flex space

**Austin Smith**

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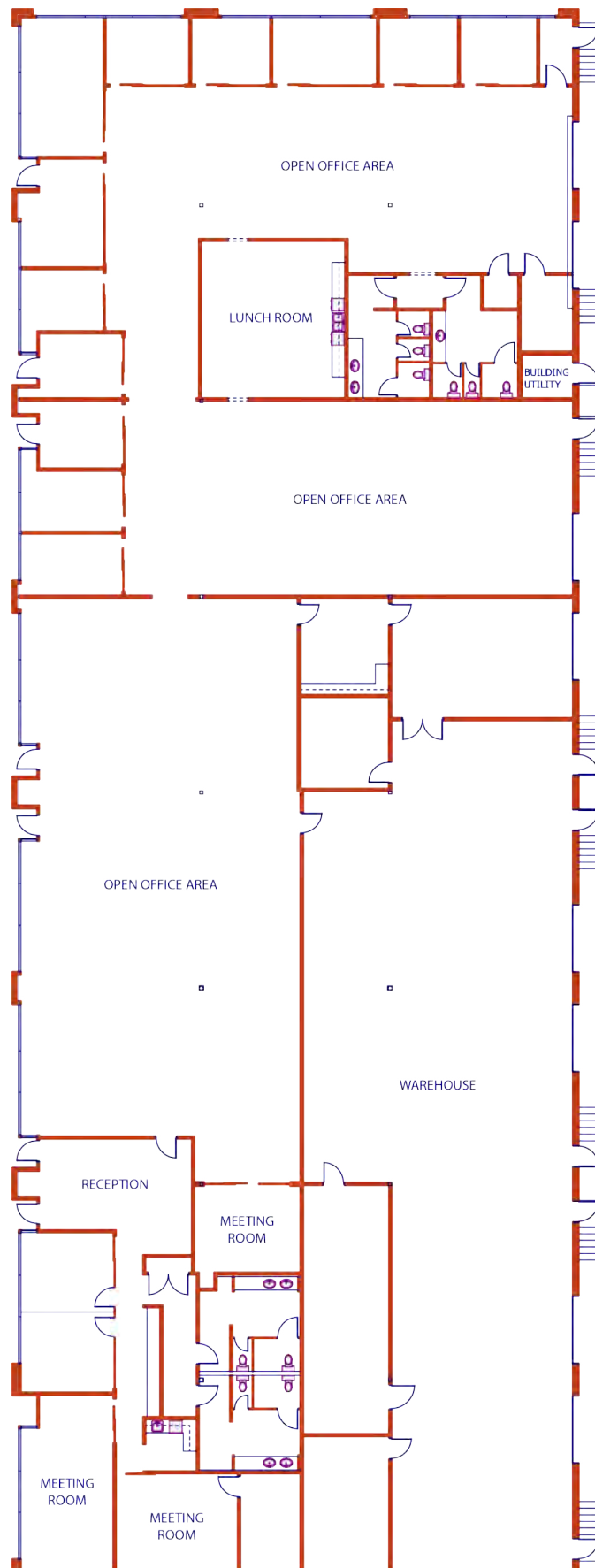
[ryan.haney@jll.com](mailto:ryan.haney@jll.com)

# Property Details

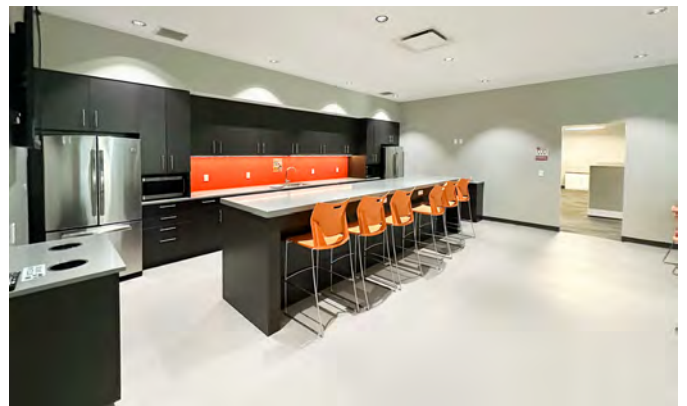
Address	1420 - 28 Street NE	Heating	RTU and forced air
District	Franklin	Additional Rent	\$8.00 p.s.f. (2024)
Zoning	I-G (Industrial General)	Sublease Rate	Market
Building Size	Warehouse: ± 5,200 s.f. Office area: ± 15,200 s.f. Total: ± 20,200 s.f.	Available	Negotiable
Loading	3 (10' x 12') dock doors 1 (10' x 12') ramped drive-in door	Features	<ul style="list-style-type: none"><li>Furniture and AV equipment can be included</li><li>Dry erase painted office walls</li><li>Functional office layout with mixture of open office, enclosed offices, meeting rooms and flex space</li></ul>
Power	TBV		



# Floor Plan



# Building Photos



# Property Location



## Major Roads and Destinations



Glenmore Trail → **12 min. / 12.0 km**



Trans-Canada Hwy → **4 min. / 2.3 km**



Deerfoot Trail → **6 min. / 4.1 km**



Downtown Calgary → **12 min. / 7.2 km**



Stoney Trail East → **7 min. / 7.8 km**



Calgary Int. Airport → **15 min. / 14.7 km**

## Contact us for more information



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