



For Sublease

1420 - 28 Street NE
Calgary, AB

Turnkey Office & Warehouse

- $\pm$ 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
- Inquire with Broker for potential demising scenarios

Austin Smith

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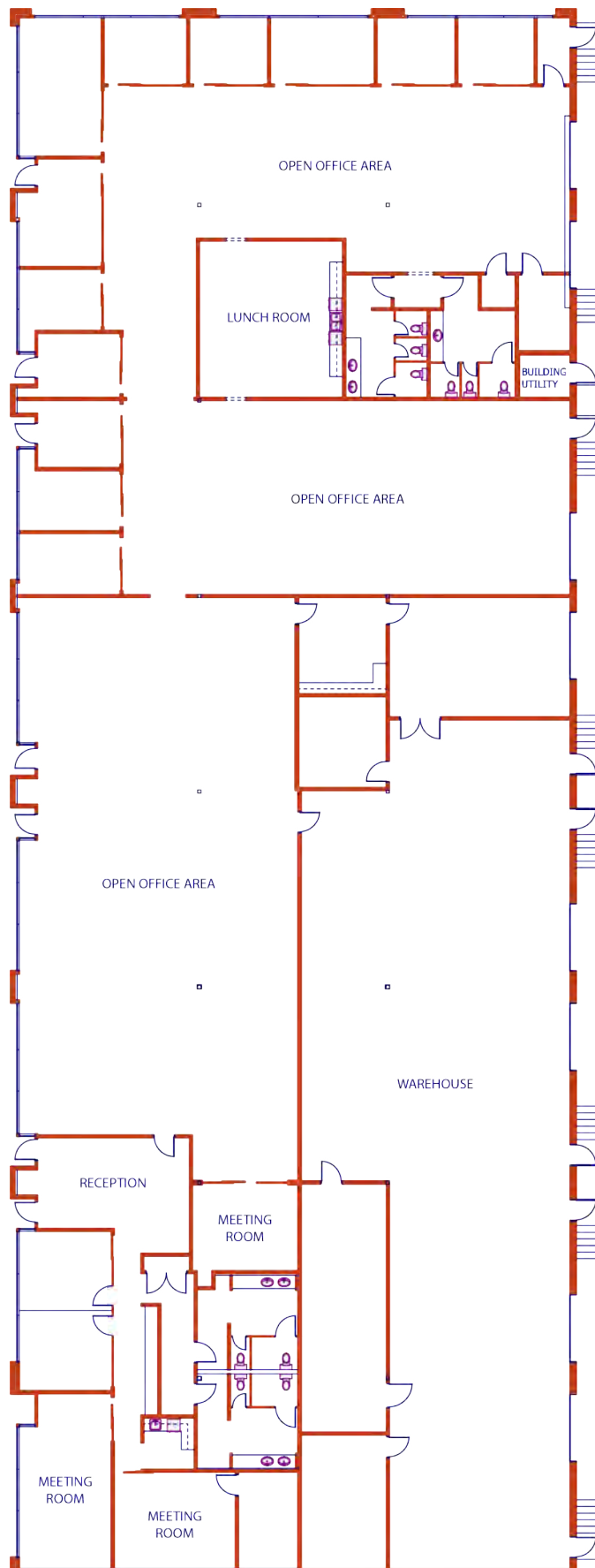
Property Details

Address	1420 - 28 Street NE
District	Franklin
Zoning	I-G (Industrial General)
Building Size	Warehouse: ± 5,200 s.f. Office area: ± 15,200 s.f. Total: ± 20,200 s.f.
Loading	3 (10' x 12') dock doors 1 (10' x 12') ramped drive-in door
Power	TBV

Heating	RTU and forced air
Additional Rent	\$8.00 p.s.f. (2024)
Sublease Rate	Market
Available	Negotiable
Features	- 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

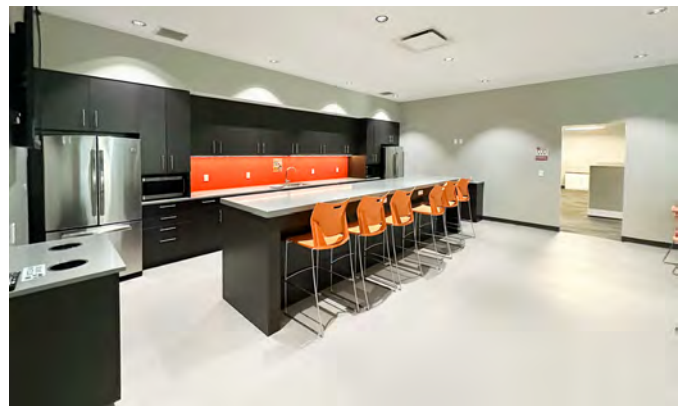


Floor Plan



*Inquire with Broker for potential demising scenarios.

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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