 **JLL** SEE A BRIGHTER WAY

# For Lease

2701 - 16th Street SE, Bay 27  
Calgary, AB

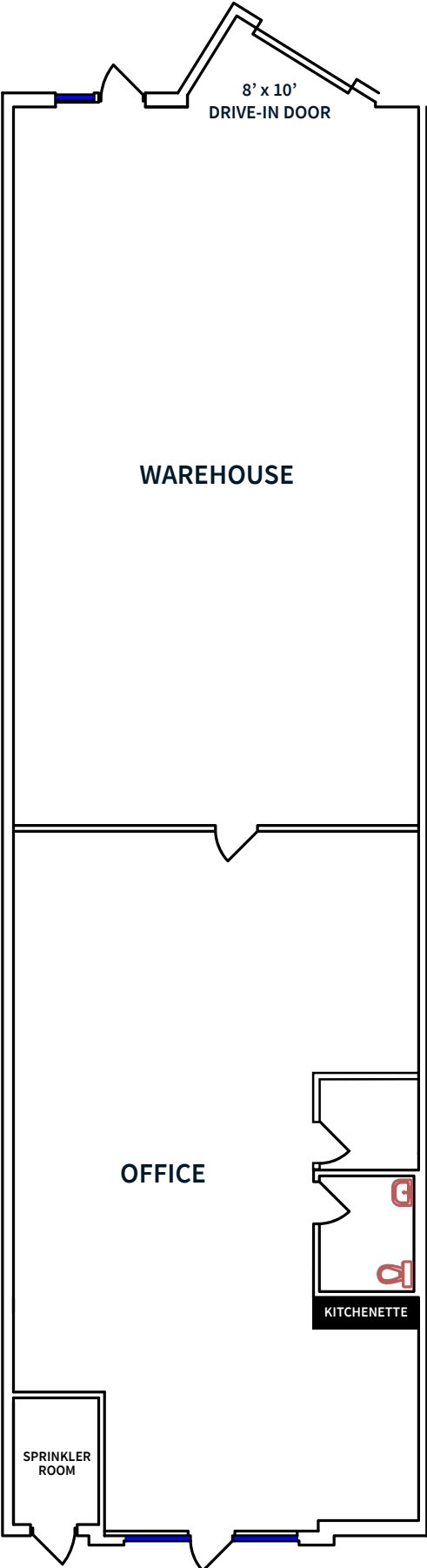
- Clean office and warehouse space
- Drive-in loading
- Central Southeast location
- Immediate access to Deerfoot and Blackfoot Trail



# Property Details

<b>District</b>	Alyth	<b>Features</b>	<ul style="list-style-type: none"> <li>• Functional open office space</li> <li>• LED lighting</li> <li>• Floor drain in warehouse</li> <li>• High office ratio (± 50%)</li> </ul>
<b>Zoning</b>	I-E (Industrial Edge)	<b>Op. Costs</b>	\$7.19 p.s.f. (2026)
<b>Size</b>	3,120 s.f.	<b>Lease Rate</b>	\$13.00 p.s.f.
<b>Ceiling Height</b>	18' clear	<b>Available</b>	Immediately
<b>Loading</b>	1 (8' x 10') drive-in door	<b>Power</b>	50 amps @ 600 volts (TBV)

# Floor Plan

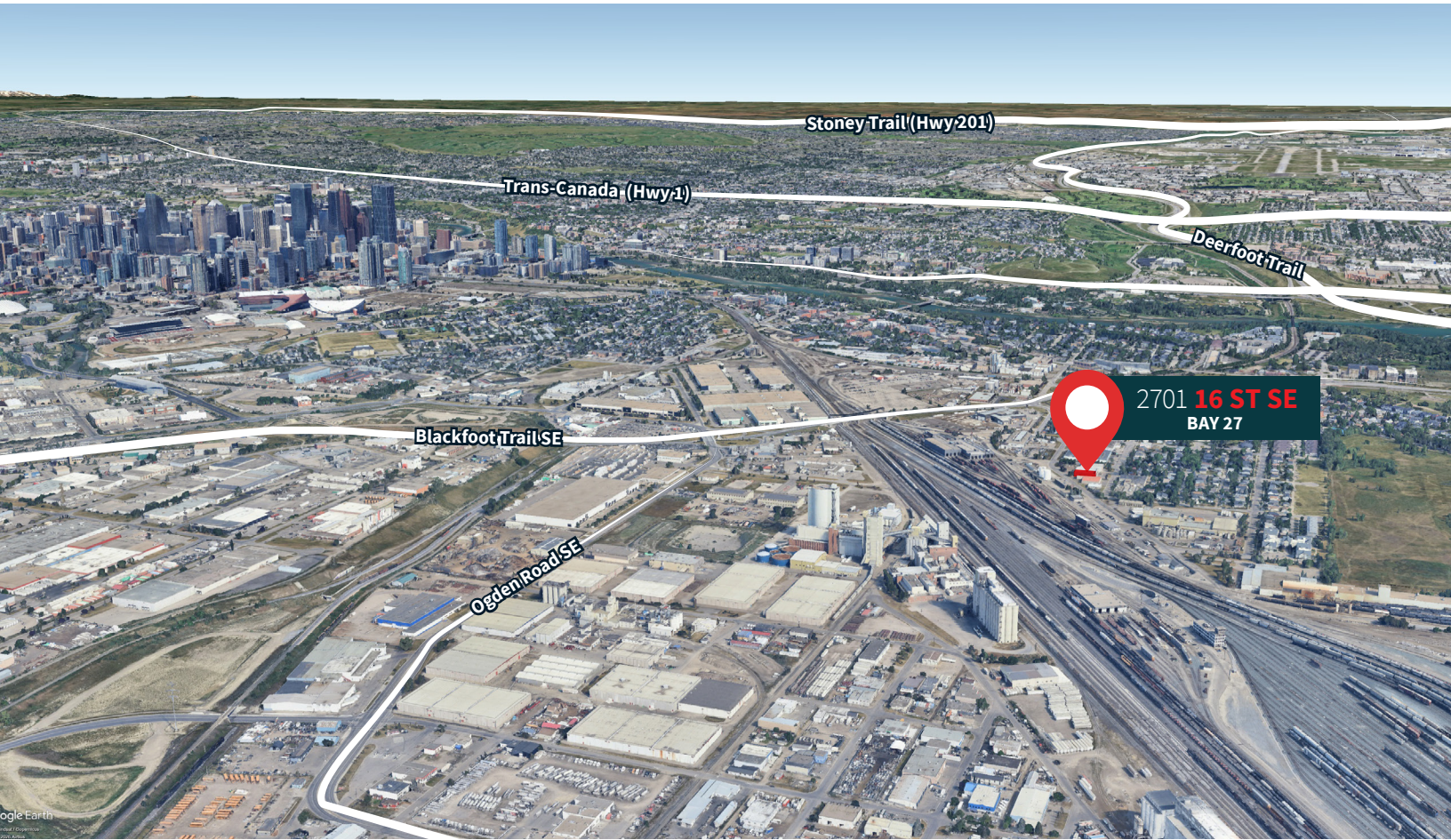


\*Floor plan does not exactly reflect current area layout.

Photos



# Site Map



2701 16 ST SE  
BAY 27

## Drive Times



Blackfoot Trail

2 mins. | 600 m



Stoney Trail (Ring Road) 14 mins. | 10.7 km



Deerfoot Trail

5 mins. | 2.4 km



Downtown Calgary 9 mins. | 3.9 km

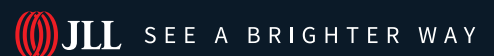


Trans-Canada Highway 8 mins. | 6.3 km



Calgary Int. Airport 16 mins. | 17.7 km

## Contact us for more information



**Troy Robinson**  
Lead Broker  
Associate  
+1 403 670 7353  
troy.robinson@jll.com

**Austin Smith**  
Lead Broker  
Vice President  
+1 403 456 2197  
austin.smith@jll.com

**Marshall Toner**  
EVP, National Industrial  
+1 403 456 2214  
marshall.toner@jll.com

**Ryan Haney**  
EVP, Practice Lead  
+1 403 456 2221  
ryan.haney@jll.com

**Chris Saunders**  
Executive Vice President  
+1 403 456 2218  
chris.saunders@jll.com

**Carey Koroluk**  
Vice President  
+1 403 456 2346  
carey.koroluk@jll.com

jll.ca