NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

FOR LEASE

±1,822 SF of Personal & Flexible Warehouse Office Space
Unit 2070, 220 Manning Road NE | Manning Heights



ABOUT THE PROPERTY

- Modern, upscale industrial condominium offering functional small-bay space for a variety of personal and professional uses
- TELUS fibre infrastructure and telecom rough-ins in place to support modern data and communication needs
- Dedicated parking stalls in front of the unit, plus bike racks and on-site mailboxes
- LED lot and exterior lighting for enhanced visibility
- Secured garbage and recycling enclosure
- Building and site security cameras providing a secure, professionally maintained environment
- Central Calgary location with convenient access to Memorial Drive, Deerfoot Trail, Barlow Trail, and nearby LRT service
- ***Automotive service uses are not permitted***

LEASE DETAILS

TOTAL SIZE	±1,822 SF (±1,350 SF main; ±472 SF mezzanine)
ZONING	I-C (Industrial Commercial)
LOADING	1 Drive-in Door (12' x 14')
CEILING HEIGHT	18'
HVAC	CO/NO_2 detection system
POWER	225 Amp, 120/208 Volt, 3-Phase (TBV)
PARKING	In front of the unit
OP COST	$9.72 PSF (2026)
LEASE RATE	$2700 / month
LEASE TERM	5 Years
AVAILABILITY	February 1, 2027

For more information, please contact:



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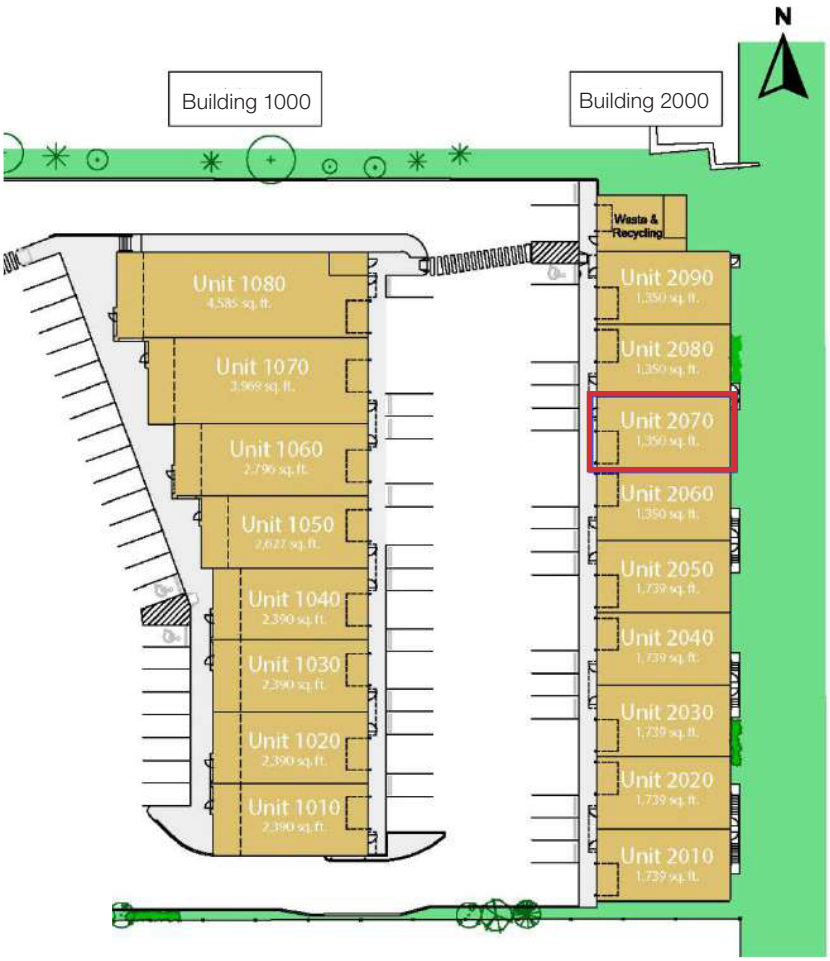
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ABOUT MANNING HEIGHTS

- Boutique industrial business condominium in central Calgary
- Modern, upscale building designed for a variety of personal and professional uses
- Functional small-bay industrial space suitable for a range of businesses
- Highly accessible location with strong connectivity to downtown Calgary and major transportation corridors
- Convenient proximity to Memorial Drive, Deerfoot Trail, Barlow Trail, and LRT service

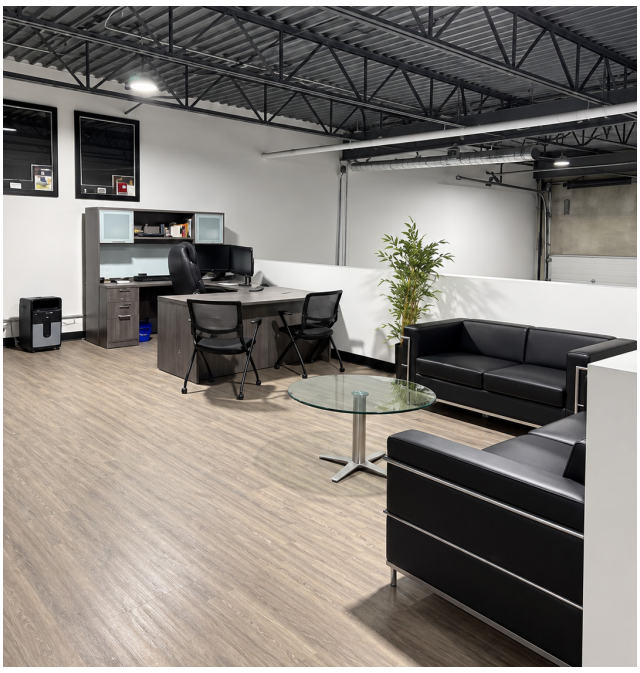


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SPACE PHOTOS









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