

# \$4,990 - 1234, 4310 104 Avenue Ne, Calgary

MLS® #A2202770

**\$4,990**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Premium Office Space for Lease – Prime Location with High Visibility & Footfall. This ultra-modern, premium-built office unit is located on the second floor in a high-traffic area, offering exceptional visibility for brand promotion and signages. Perfect for companies looking to showcase their brand in a professional and modern setting. **KEY FEATURES:** Turnkey Office Space: Fully furnished with high-quality built-ins. Spacious Layout: Includes a central lounge, private office rooms, & ample of natural sunlight with street views through big windows towards Metis Trail. Full kitchen with sitting area, 3-piece washroom, and modern appliances. Custom Reception Area: Includes individual custom cubicles and extra seating options. Visibility: All windows face the street, providing bigger Façade & optimal exposure for signage. Accessibility: Conveniently located near Calgary International Airport, Stoney Trail, Deerfoot Trail, and Calgary’s downtown area, offering easy access to major transport routes and commercial facilities. Additional Benefits: Ample parking and secured building access for tenants, customers, clients & visitors. Customisable: Tempered Glass Panels can be restructured as needed [permits may be required]. High footfall and vehicle traffic ensures excellent visibility & exposure for your brand. High speed Internet included. Individual Cabins also available for lease, send request for more detailed information on this.



â€œWARM WELCOMEâ€•, THANKS A TON  
FOR SHOWING, GOOD LUCK!!!!

Built in 2018

### Essential Information

MLS® #	A2202770
Price	\$4,990
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	1234, 4310 104 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1W2

### Additional Information

Date Listed	March 17th, 2025
Days on Market	26
Zoning	C-COR3

### Listing Details

Listing Office	SkaiRise Realty
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