

# \$8,151 - 123, 2340 Pegasus Way Ne, Calgary

MLS® #A2197256

**\$8,151**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

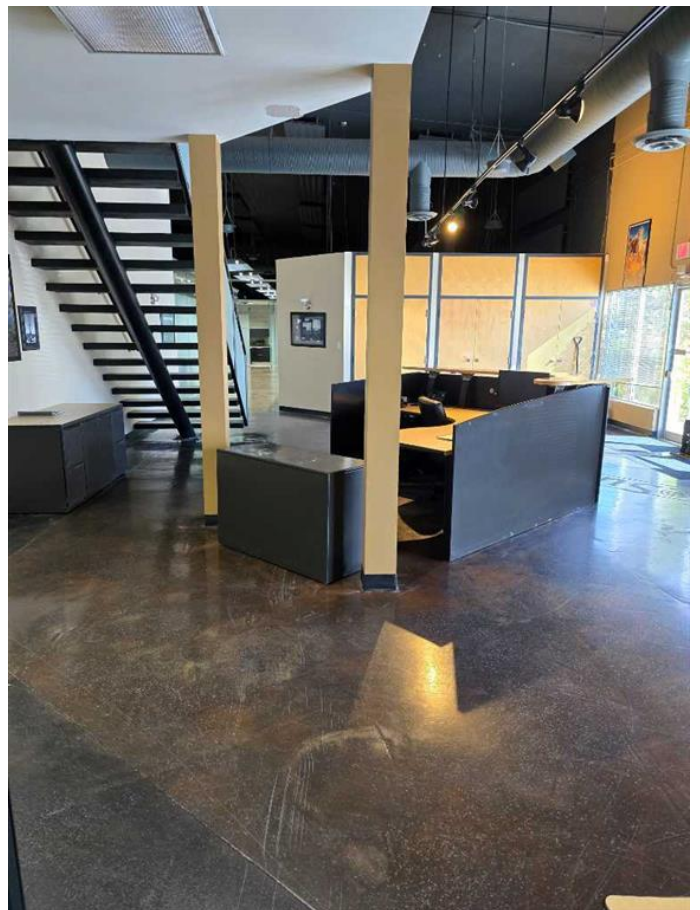
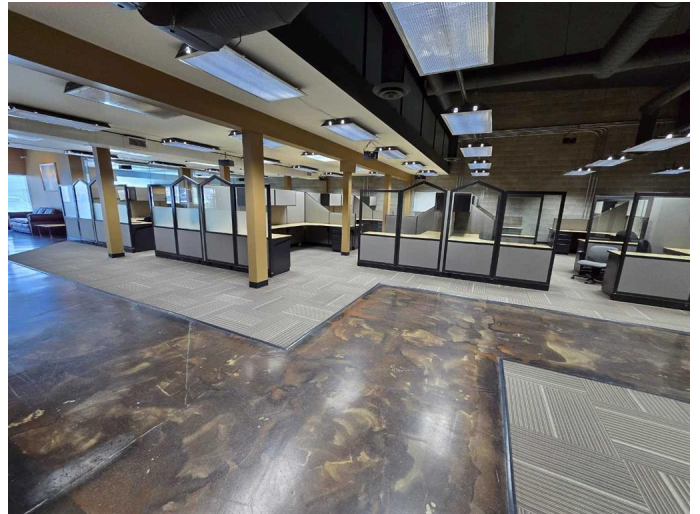
Pegasus, Calgary, Alberta

Available for sublease, this expansive industrial office offers over 12,000 sqft of flexible space, perfect for a growing business or team. Featuring high ceilings and a variety of functional workspaces, this property includes: 21 open workstations for collaborative work; 10 private offices (4 with exterior doors, ideal for meeting rooms or executive spaces); Open-concept mezzanine with 2 additional offices; Filing/storage room to keep your operations organized; Restrooms conveniently located on each floor; A drive-in bay; An exercise room with a private shower and storage lockers for employee convenience; A spacious kitchen and eating area perfect for breaks and team meals; 29 assigned parking stalls, ensuring ample parking for your team and visitors.

Located just minutes from the Calgary International Airport, with easy access to major routes including Barlow Trail and McKnight Blvd, and bus stops nearby, this location is ideal for businesses seeking both convenience and accessibility. --OFFICE USE

CONSIDERATION ONLY --Sublease term expires December 31, 2027. Short-term occupancy a possibility. Base Monthly Lease \$8150.67, Additional Monthly Rent (Op Costs) approximately \$11,717, Plus Utilities.

Don't miss out on this incredible space! Schedule a viewing and explore all the possibilities this property has to offer.



Built in 2000

## Essential Information

MLS® #	A2197256
Price	\$8,151
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	123, 2340 Pegasus Way Ne
Subdivision	Pegasus
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8M5

## Amenities

Parking Spaces	29
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## Interior

Interior Features	High Ceilings, Open Floorplan, Storage
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## Exterior

Lot Description	Near Public Transit
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## Additional Information

Date Listed	February 25th, 2025
Days on Market	43
Zoning	I-G

## Listing Details

Listing Office	PREP Realty
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