

**LM2 & LM3, 155 Glendeer Circle SE
Calgary, Alberta**

MLS # A2303856



\$12 per sq.ft.

Division: Glendeer Business Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,560 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Conveniently located at Glenmore Trail and Deerfoot Trail, this well-positioned building offers a total of 3,560 sq.ft. of available space, with suites that can be leased individually or combined. Suite LM2 offers 1,675 sq.ft. and Suite LM3 offers 1,885 sq.ft., for a contiguous total of 3,560 sq.ft. Operating costs for 2026 are budgeted at \$9.95/sq.ft. The property provides 1 surface stall per 235 sq.ft. at no charge, on-site property management, and additional on-site storage options. Excellent access to Deerfoot Trail, Glenmore Trail, and Heritage Drive, with a transit stop conveniently located nearby.