



NAI Advent

OFFICE LISTINGS

January 2023



Table of Contents

For Lease & Sublease

Office	3 – 5
South Calgary	3 – 4
North Calgary	5

For Sale







Office	6
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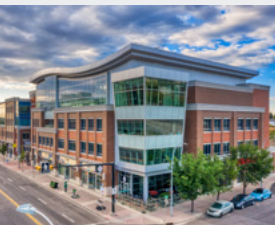




NAI Advent Team

Contact Info	7
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For lease & sublease Office



3

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
1218 9 Ave SE												
	Inglewood	Direct Control (DC-IZ93 SITE 1)	1,265	Sublease Rate	\$12.50	Immediate	-	Expiry: Jan 30, 2026	FOR SUBLEASE Beautiful bright office space located in the vibrant neighbourhood of Inglewood. Large windows allowing lots of natural light. Warm and open floor concept. The entrance stairwell is the door on the right hand side off of 9th Ave SE. Ample street parking for customers. Surrounded by many restaurants/pubs, breweries, cafes, retail stores and personal services. Located minutes 2 minutes from Calgary Downtown Core.	Chris Howard		
1209 59 Avenue SE Unit 140												
New Listing 	Industrial Business	I-Bf1.01 Industrial Business	3,600	Sublease Rate	\$12.93	30 Days	\$75/stall 4 Stalls Underground	Dec.31, 2025	FOR SUBLEASE Main floor suburban office located in Riverview Business Park. Atrium and common areas are newly renovated. Bright atrium, with lots of natural light. 6 enclosed offices, 1 kitchen,1 boardroom, and bullpen space. Excellent location with lots of amenities available in close proximity. Easy access to Deerfoot Trail, Glenmore Trail, Macleod Trail, and Blackfoot Trail. Direct access to Calgary transit shuttle services from Chinook LRT station during peak hours. Calgary transit bus route #43 located in front of the building . 5 Minute drive to Deerfoot Meadows Shopping Centre with over 50+ great retailers all in one hotspot.	Larry Gurtler Jennifer Myles		
200-1212 1 St SE												
	Beltline	CC-X	7,707	Sublease Rate	\$13.20	TBV	15 Parking stalls Underground parking at \$300/month per stall	Until Jan, 2024	FOR SUBLEASE Bright office space in the Beltline submarket. Comes with a full kitchen, balcony, on-site showers and plotting room. Two blocks from Victoria Park C-train station and accessible to Calgary Transit services including multiple bus routes.	Larry Gurtler Jennifer Myles		

South		North		Outside of Calgary														
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure							
	Inglewood	C-COR1 f3.0h20	Unit 232 2,901	Market	\$16.47	Immediate	\$225 for Reserved	-	MOVE-IN READY Unit 232 features 2 Executive Offices 1 Boardrooms, 1 Flex Room, Large open work area, Kitchenette and Print/Copy Room.	Chris Howard								
			Unit 250 7,854						MOVE-IN READY Unit 250 features 19 Executive Offices, 2 Boardrooms, 1 Meeting Room, Kitchenette & Lunch Area, Print/Copy Room.									
			Unit 231 8,456						MOVE-IN READY Unit 231 features 4 Executive Offices 2 Boardrooms, Large open work area, Kitchenette & Lunch Area, Print/Copy Room.									
			LEASED															
			Unit 440 & 460 28,612						MOVE-IN READY Up to 28,612 of space with demising options. Access to variable nearby retail amenities.									

For lease & sublease Office

5

South		North		Outside of Calgary							
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
2705 Centre St NW											
	Tuexedo Park	C-COR2	2,524	Market	\$13.58 PSF (Est. 2022)	Immediate	1 stall per 991 SF	-	<div>AGGRESSIVE RATES!</div> <div>2nd floor (walk-up) office space. Located on Centre Street NW. Building front signage available. Approximately 16,000 vehicles a day. C-COR2 allowing wide range of uses. Well maintained and in excellent condition. Reserved parking in the back of the building. Easy access to Edmonton Trail, 32nd Avenue NE, and 16 Avenue NE.</div>	Joshua Gill	

For sale Office

6

Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
3505 52 Street SE 	Erin Woods	Direct Control (DC 16Z99)	14,035	\$2,150,000	\$16,568.32	Immediate	Ample on-site parking	RECEIVERSHIP SALE Modern and attractive freestanding professional/ medical building with numerous owner/user possibilities and strong investment potential 14,035 sq. ft.± building over two floors on 0.71 acre± site. Main floor consists of fixtured medical/dental space, and undeveloped area with multiple potential demising options and possibilities. Second floor consists of five individual units accessible via common hallway with various layouts and sizes (ranging between 1,158-1,822 sq. ft.) Building features include elevator access, common area bathrooms on second level, and ample on-site parking. Conveniently located with easy access to both Stony Trail and Deerfoot Trail. Excellent exposure to 52nd Street SE and Erin Woods Drive SE	Jamie Coulter Brody Butchart Kaile Landry	
3257 Dunmore Road SE 	Medicine Hat	Office-unspecified -no condition	26,800	Market	TBV	Immediate	TBV	Free-Standing Commercial Building located in Medicine Hat Alberta. Open to all Offers. Contact Agent for more information.	Brian West Connor West	

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