



NAI Advent

OFFICE LISTINGS

November 2022



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For lease & sublease Office

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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 Rates	\$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 manyrestaurants/pubs, breweries, cafes, retail stores and personal services. Located minutes 2 mintues from Calgary Downtown Core.		Chris Howard	Contact Agent
200-1212 1 St SE												
	Beltline	CC-X	7,707	Sublease Rates	\$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	
1011 9 Ave SE												
	Inglewood	C-COR1 f3.0h20	Unit 232 2,901	Market	\$16.47	Immediate	\$225 for Reserved \$175 for Unreserved	-	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.			
			Unit 259 & 275 15,681						LEASED			


For lease & sublease Office

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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	-	AGGRESSIVE RATES! 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.		Joshua Gill	

For sale Office

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Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
 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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