



NAI Advent

# OFFICE LISTINGS

February 2023





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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
<b>2505 17 Avenue SW, Unit 200</b> 	Richmond	C-COR1 f4,74h32 Commercial Corridor 1	1,000	Market	-	Immediate	Ample street parking or Surface lot parking available @ \$250/mo (TBC)	-	<b>FOR LEASE OR SALE</b> Open concept office condo with reception area, private office and large boardroom. Common area washrooms with code access directly beside unit. Residential condos above 2nd floor. Ample street parking, or underground parking available at a monthly rate of \$250 (TBC) through Indigo. Public transit accessibility on 17th Avenue. Central location with quick access to Downtown Calgary, Crowchild Trail, and Bow Trail. <b>Available immediately.</b>		Kaile Landry Jennifer Myles	
<b>1218 9 Ave SE</b> 	Inglewood	Direct Control (DC-IZ93 SITE 1)	1,265	Sublease Rate	\$12.50	Immediate	-	Expiry: Jan 30, 2026	<b>FOR SUBLEASE</b> 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 Jennifer Myles	
<b>1209 59 Avenue SE Unit 140</b> 	Industrial Business	I-Bf1.01 Industrial Business	3,600	Sublease Rate	\$12.93	30 Days	\$75/stall 4 Stalls Underground	Dec.31, 2025	<b>FOR SUBLEASE</b> 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	

South	North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
1011 9 Ave SE											
<div>New Listing</div> 	Inglewood	C-COR1 f3.0h20	Unit 208 6,542±	Market	\$16.47 PSF (est. 2023)	Immediate	11 Unreserved parking at \$175 per month	Sublease expires: August 31,2026	<b>FOR SUBLEASE - 2ND FLOOR OFFICE SPACE</b>	Larry Gurtler	
									Unit 208 features 13 executive offices, 1 server room, 1 file room, 1 Boardroom, 1 flex room, reception area, kitchenette and Print/Copy Room. Anchored by a 15,000 SF Art Gallery on the fourth floor this building is an ultra modern office building with a number of amenities including, Lina's Italian Market, Gravity Coffee, Espy and the many other surrounding retailers in Inglewood	Jennifer Myles	
200-1212 1 St SE											
	Beltline	CC-X	7,707	Sublease Rate	\$13.20	TBV	15 Parking stalls	Until Jan, 2024	<b>FOR SUBLEASE</b>	Larry Gurtler	
							Underground parking at \$300/month per stall		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.	Jennifer Myles	
1011 9 Ave SE											
	Inglewood	C-COR1 f3.0h20	Unit 232 2,901	Market	\$16.47 (2023)	Immediate	\$225/mo for Reserved	-	<b>MOVE-IN READY</b>	Chris Howard	
			Unit 250 7,854						<b>MOVE-IN READY</b>		
			Unit 231 8,456						<b>MOVE-IN READY</b>		
			Unit 259 & 275 15,681						<b>LEASED</b>		
			Unit 440 & 460 28,612								
										Up to 28,612 of space with demising options. Access to variable nearby retail amenities.	









# 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	-	<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

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Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
<b>2505 17 Avenue SW</b> 								<b>FOR LEASE OR SALE</b>		
	Richmond	C-COR1	1,000	\$475 PSF	\$8,740.93 (2022)	Immediate	Ample street parking and underground parking available	Open concept office condo with reception area, private office and large boardroom. Common area washrooms with code access directly beside unit. Residential condos above 2nd floor. Ample street parking, or underground parking available at a monthly rate of \$250 (TBC) through Indigo. Public transit accessibility on 17th Avenue. Central location with quick access to Downtown Calgary, Crowchild Trail, and Bow Trail. <b>Available immediately.</b>	Kaile Landry Jennifer Myles	
<b>3505 52 Street SE</b> 								<b>RECEIVERSHIP SALE</b>		
	Erin Woods	Direct Control (DC 16Z99)	14,035	\$2,150,000	\$16,568.32	Immediate	Ample on-site parking	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	
<b>3257 Dunmore Road SE</b> 										
	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	

# Our sales team

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