



**NAI**Advent

# OFFICE LISTINGS

July 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





South	North	Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
<p>602 12 Avenue SW, Unit 200</p> 	Beltline	CC-X	<u>1,325</u>	Market	-	Immediate	2 stalls	-	<p><b>FOR SALE OR LEASE</b></p> <p>Well appointed and efficient office Condo in the heart of the Beltline. Immediate access to Calgary's transit system and an 8-minute walk from the 4th Street SW LRT Station Windows allow for plenty of natural light throughout. Short walk to the Downtown core, + 15 skywalk</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Larry Gurtler	
<p>1119 10 Avenue SE, Unit 200</p> 	Inglewood	DC - 1Z93 SITE 4	2,886 ±	Market	\$14.61 PSF	December 1, 2023	2 stalls @ \$150/mo	-	<p><b>2ND FLOOR UNIT</b></p> <p>Located in Inglewood, one of Calgary's most desirable neighborhoods, known for its vibrant arts and culture scene, trendy restaurants and cafes, and close proximity to downtown.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Chris Howard	
<p>6143 4 Street SE</p> 	Manchester	I-G	3,467±	\$15.00	\$6.60	Immediate	Ample	5 years	<p>Located in a well maintained building with great signage. End cap unit with an abundance of windows and natural light. Excellent central location close to various amenities. This flex bay offers the perfect combination of open space and office area.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	<p>Brody Butchart</p> <p>Jennifer Myles</p> <p>Kaile Landry</p>	
<p>1209 59 Avenue SE, Unit 140</p> 	Industrial Business								<p><b>LEASED</b></p>	Larry Gurtler	









# For lease & sublease Office

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
 <p>1011 9 Ave SE</p>	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	<p><b>FOR SUBLEASE - 2ND FLOOR OFFICE SPACE</b> 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,</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Larry Gurtler		
 <p>200-1212 1 St SE</p>	Beltline	CC-X	7,707	Sublease Rate	\$13.20	TBV	15 Parking stalls Underground parking at \$300/month per stall	Until Jan, 2024	<p><b>FOR SUBLEASE</b> 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.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Larry Gurtler		
 <p>1011 9 Ave SE</p>	Inglewood	C-COR1 f3.0h20	Unit 232 2,901	Market	\$16.47 PSF (2023)	Immediate	\$225/mo for Reserved \$175/mo for Unreserved	-	<p><b>MOVE-IN READY</b> Unit 232 features 2 Executive Offices 1 Boardrooms, 1 Flex Room, Large open work area, Kitchenette and Print/Copy Room.</p>	Chris Howard		
Unit 250 7,854			<p><b>MOVE-IN READY</b> Unit 250 features 19 Executive Offices, 2 Boardrooms, 1 Meeting Room, Kitchenette &amp; Lunch Area, Print/Copy Room.</p>									
<del>Unit 231</del> <del>8,456</del>												
<del>Unit 270</del> <del>5,643</del>												
<del>Unit 275</del> <del>9,978</del>												
Unit 440 & 460 28,612									<p><b>MOVE-IN READY</b> Up to 28,612 of space with demising options. Access to variable nearby retail amenities.</p>			

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# For lease & sublease Office

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
<p>2010 30 Avenue NE, Bay 8A</p> 	South Airways	I-C	2,140±	Market	\$6.51 PSF (2022)	August 1, 2023	Scrambled	3-5 years	<p>Flexible space suitable for various uses. Great exposure to 19th Street and 32nd Avenue NE with high traffic counts. Plenty of scramble parking in front of premises plus additional parking at the rear of the building. This Bay has no rear loading</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Brian West Connor West		
<p>2540 Kensington Rd NW</p> <p>New Listing</p> 	Hillhurst	C-COR2	7,190-30,110	Market	\$13.83 PSF (2023)	-	up to 53 surface stalls available	-	<p>Beautiful bright office spaces with river views and abundant natural light. Excellent strategic location on the corner of Crowchild Trail and Kensington Road NW. Adjacent to Sunterra market and CO-OP. Close to downtown, offering many strategic business advantages. <b>Full building Tenancies are preferred but single floors can be available</b></p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Chris Howard		

Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
<p>2505 17 Avenue SW</p> 	Richmond	C-COR1	1,000	<p><b>PRICE REDUCED</b> \$475 PSF \$435 PSF</p>	\$8,740.93 (2022)	Immediate	Ample street parking and underground parking available	<p><b>*MOTIVATED VENDOR*</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.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Kaile Landry Jennifer Myles	
<p>602 12 Avenue SW Unit 200</p> <p>New Listing</p> 	Beltline	CC-X	1,325	\$430,000 + 2 parking stalls	\$779.00/mo + \$67/stall	Immediate	2 stalls @ \$25,000 each	<p><b>FOR SALE OR LEASE</b> Well appointed and efficient office Condo in the heart of the Beltline. Immediate access to Calgary's transit system and an 8-minute walk from the 4th Street SW LRT Station Windows allow for plenty of natural light throughout. Short walk to the Downtown core, + 15 skywalk</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Larry Gurtler	
<p>6155 6 Street SE, Unit 6</p> 	Manchester	I-G	2,320	<p><b>PRICE REDUCED</b> Contact for Details</p>	\$11,888.55 (2023)	Immediate	2 assigned stalls. Scrambled Parking available as well.	<p>Beautifully renovated flex space with exposed wood beams and upgraded floor. Nicely designed kitchen with stainless steel appliances. Centrally located with direct exposure to Blackfoot Trail.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Tyler Guluche Jennifer Myles	
<p>3257 Dunmore Road SE</p> 	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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