



NAI Advent

OFFICE LISTINGS

May 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

<div> <div>South</div> <div>North</div> <div>Outside of Calgary</div> </div>											
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
1218 9 Ave SE		Direct Control (DC-IZ93 SITE 1)	1,265	Sublease Rate	\$12.50 PSF	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.	Chris Howard	
									CLICK HERE FOR MORE INFO		
1119 10 Avenue SE, Unit 200		DC - 1Z93 SITE 4	2,886 ±	Market	\$14.61 PSF	December 1, 2023	2 stalls @ \$150/mo	-	2ND FLOOR UNIT 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.	Chris Howard	
									CLICK HERE FOR MORE INFO		
1209 59 Avenue SE Unit 140		I-Bf1.01 Industrial Business	3,600	Sublease Rate	\$12.93 PSF	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.	Larry Gurtler	
									CLICK HERE FOR MORE INFO		
1011 9 Ave SE		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	FOR SUBLEASE - 2ND FLOOR OFFICE SPACE 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,	Larry Gurtler	
									CLICK HERE FOR MORE INFO		



For lease & sublease Office

4

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 PSF (2023)	Immediate			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									
			LEASED									
			Unit 270 5,643									
			Unit 275 9,978									
			Unit 440 & 460 28,612						MOVE-IN READY Up to 28,612 of space with demising options. Access to variable nearby retail amenities.			
200-1212 1 St SE		Beltline	CC-X	7,707	Sublease Rate	\$13.20	TBV	15 Parking stalls	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	
								Underground parking at \$300/month per stall				








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
<div>2010 30 Avenue NE, Bay 8A</div> <div></div>												
	South Airways	I-C	2,104±	Market	\$6.51 PSF (2022)	August 1, 2023	Scrambled	3-5 years	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		Brian West Connor West	
CLICK HERE FOR MORE INFO												

For sale Office

6

Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
2505 17 Avenue SW 	Richmond	C-COR1	1,000	PRICE REDUCED \$475 PSF \$435 PSF	\$8,740.93 (2022)	Immediate	Ample street parking and underground parking available	*MOTIVATED VENDOR* 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.	Kaile Landry Jennifer Myles	
CLICK HERE FOR MORE INFO										
6155 6 Street SE, Unit 6 	Manchester	I-G	2,320	PRICE REDUCED Contact for Details	\$11,888.55 (2023)	Immediate	2 assigned stalls. Scrambled Parking available as well.	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.	Tyler Guluche Jennifer Myles	
CLICK HERE FOR MORE INFO										
3505 52 Street SE 	<div>SOLD</div>								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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