

The logo for NAI Advent, featuring the letters 'NAI' in a bold, black, sans-serif font with a red diagonal slash through the 'A', followed by the word 'Advent' in a smaller, black, sans-serif font.

**NAI**Advent

# OFFICE LISTINGS

November 2023



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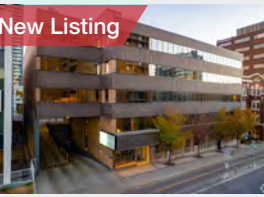



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# For lease & sublease Office








South	North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
<p>11500 35 Street SE, Unit 8210</p> <p><b>New Listing</b></p> 	Shepard Industrial	I-G	1,148	\$1,750/mo	\$8.93 (utilities included) (est.2023)	January 2024	3 assigned (street parking available)	5 years	<p><b>SECOND FLOOR OFFICE</b></p> <p>large offices, boardroom, server room, reception and coffee station. Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.</p>	<p>Kaile Landry</p> <p>Jennifer Myles</p>	
<p>4702 1 Street SW</p> 	Manchester	I-R	up to 1,235	Market	\$13.00 PSF	Immediate	Ample street	Negotiable	<p>Up to 1,235 +/- SQ FT (non-contiguous). Fully air-conditioned suites with plenty of natural light. Suitable for Service Organizations, Chiropractic, Psychologist, Insurance/Mortgage Broker, Real Estate, Art Studio and more.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	<p>Kaile Landry</p> <p>Brody Butchart</p> <p>Jennifer Myles</p>	
<p>628 12 Avenue SW</p> <p><b>New Listing</b></p> 	Beltline	CC-X	1,240-9,030 ±	Market	\$16.41 (TBV)	Immediate	underground, surface, above ground	5-10 years	<p><b>MAIN FLOOR &amp; 2ND FLOOR OFFICE</b></p> <p>High-end medical, dental, office and retail space located in Beltline. Upgraded HVAC, roof, elevators and boilers. Numerous restaurants, banks, and shopping within walking distance. <b>Various Options available. Raw space can be provided for Tenant build out.</b></p>	<p>Rick Wong</p>	
<p>602 12 Avenue SW, Unit 200</p> 	Beltline	CC-X	1,325	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>	<p>Larry Gurtler</p>	

# For lease & sublease Office





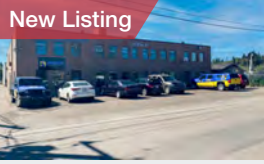

South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
<p>11500 35 Street SE, Unit 8214</p> <p><b>New Listing</b></p> 	Shepard Industrial	I-G	1,721	\$2,500/month	\$8.93 (utilities included) (est.2023)	Immediate	4 assigned (street parking available)	5 years	<p><b>SECOND FLOOR OFFICE</b></p> <p>2 large offices + large open work area. Ideally located with easy access</p>	<p>Kaile Landry</p> <p>Jennifer Myles</p>		
<p>12111 40 Street S, Unit 133</p> <p><b>New Listing</b></p> 	East Shepard Industrial	L-I	1,751	\$2,650/month	\$7.75	Immediate	5 assigned (street parking available)	5 years	4 private office suites, conference room and storage/break room area	<p>Kaile Landry</p> <p>Jennifer Myles</p>		
<p>12143 40 Street SE, Unit 170</p> <p><b>New Listing</b></p> 	East Shepard Industrial	L-G	1,893	\$2,900/month	\$7.75	Immediate	5 assigned (street parking available)	5 years	Reception area, 4 private office suites, conference room, server room & break room. deally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.	<p>Kaile Landry</p> <p>Jennifer Myles</p>		
<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>	Chris Howard		

[CLICK HERE FOR MORE INFO](#)



# For lease & sublease Office

South	North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
6143 4 Street SE, Bay 1 & 2	Manchester	I-G	3,467±	\$15.00	\$6.60 PSF	Immediate	Ample	5 years	<p><b>PRICE REDUCED - NEW FLOORPLAN</b> End cap unit with an abundance of windows and natural light. Excellent central location close to various amenities. The bay consists of 2 offices, a washroom, and kitchenette. <b>Overhead door can be installed.</b></p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Brody Butchart	
				\$14.00 PSF						Jennifer Myles	
1011 9 Ave SE	Inglewood	C-COR1 f3.0h20	Unit 208 6,542±	Market	\$17.51 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	
											
1011 9 Ave SE	Inglewood	C-COR1 f3.0h20	Unit-232 2,901	Market	\$17.51 PSF (2023)	Immediate	\$225/mo for Reserved \$175/mo for Unreserved	-	<p><b>LEASED</b></p> <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> <p><b>LEASED</b></p> <p><b>LEASED</b></p> <p><b>LEASED</b></p>	Chris Howard	
			Unit-250 7,854								
			Unit-231 8,456								
			Unit-270 5,643								
			Unit-275 9,978								
	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> 									

# 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> 	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	
<p>317 37 Avenue NE</p> <p>New Listing</p> 	Greenview	I-R	1,625-2,385	Contact Agent	-	Immediate	scramble	-	<p><b>2ND FLOOR OFFICE</b></p> <p>Located in a sought after community Greenview. The property features main reception area, variety of offices and large boardrooms. Abundant natural light that streams through numerous large windows, creating a vibrant, and inviting atmosphere. Common Areas - Washrooms, kitchenette, boardroom.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>	Tyler Gulcuhe Aaron Gunn	

# For sale Office

Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
<p>602 12 Avenue SW Unit 200</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></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	

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