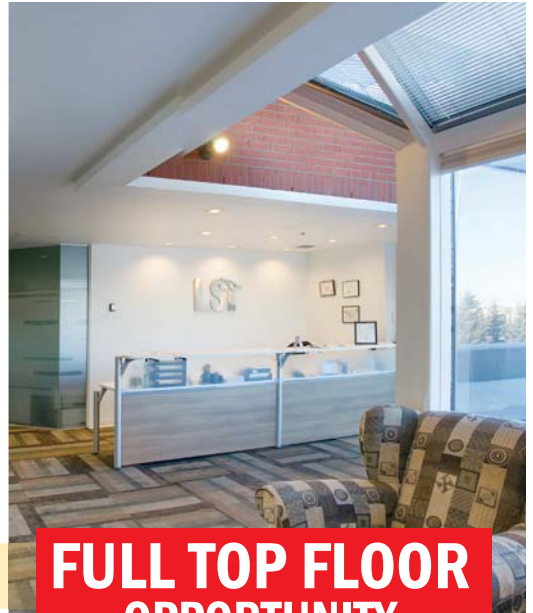




Suite 400

Suburban office space



**FULL TOP FLOOR
OPPORTUNITY**

REDUCED OP. COSTS

FOR LEASE 3115 12th Street NE
Calgary



Easy access to Deerfoot Trail and Calgary International Airport

8-12
minutes to
AIRPORT

12-15
minutes to
DOWNTOWN

- Well landscaped green area surrounding the building
- Surrounding neighbourhood has many retailers and restaurants
- Recently renovated washrooms



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
3115 12th Street NE, Calgary

LANDLORD: 12 Street Properties Inc.

AVAILABLE FOR LEASE:

- 2,345 sq. ft. – Suite 145
- 2,587 sq. ft. – Suite 205 (base building condition)
- 1,621 sq. ft. – Suite 215 **PROPOSED SHOW SUITE**
- 10,218 sq. ft. – Suite 400 **FULL TOP FLOOR**

AVAILABILITY: Immediately

TERM: 5-10 years

TENANT ALLOWANCE: Negotiable

PARKING:

1 stall per 655 sq. ft. at no charge. Additional off-site parking available

OP. COSTS AND TAXES:
\$13.75 per sq. ft. (est., 2018)

NET RENT: Market rate



BUILDING INFORMATION

HOURS OF OPERATION:
Building: Mon.–Fri., 7:30 am - 5:30 pm;
HVAC: Mon.–Fri., 7:30 am - 5:30 pm

BUILDING SIZE: 74,055 sq. ft.
NUMBER OF FLOORS: 4
FLOOR PLATE: 21,300 sq. ft.
YEAR BUILT: 1981

FOR MORE
INFORMATION
OR TO VIEW,
PLEASE
CONTACT:

Dan Harmsen
VICE PRESIDENT, ASSOCIATE BROKER
dharmsen@barclaystreet.com
d: 403-294-7165 c: 403-852-0403
p: 403-290-0178

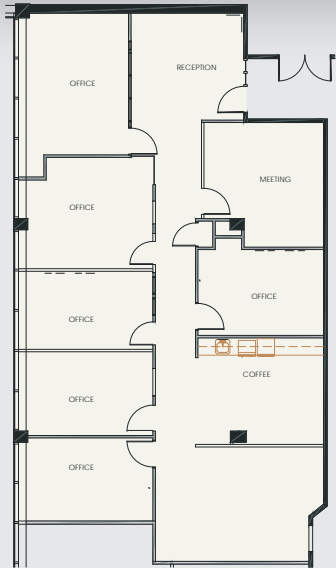


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200, 407 - 8th Avenue SW • Calgary, AB T2P 1E5



LOCAL
EXPERTISE
MATTERS

SUITE 145
2,345 SQ.FT.
 AVAILABLE IMMEDIATELY

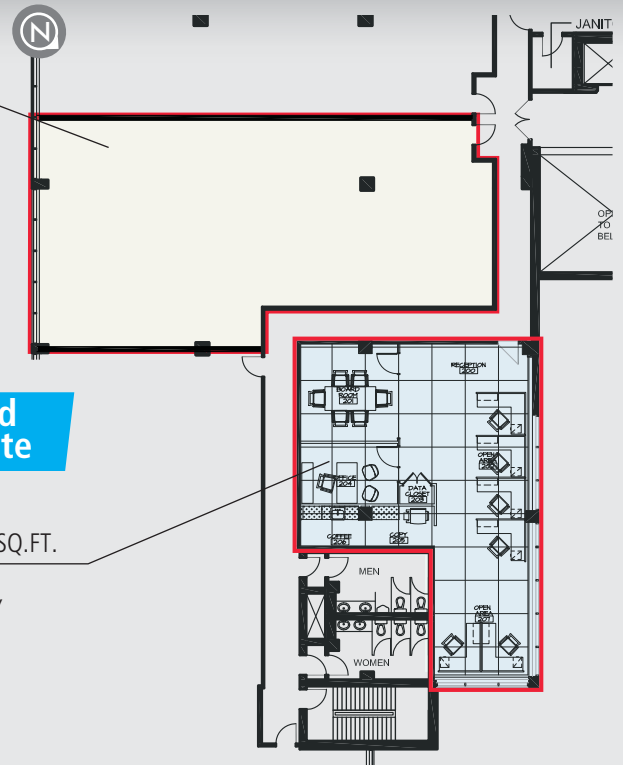
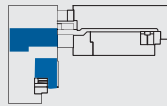


SUITE 205
2,587 SQ.FT.
 AVAILABLE IMMEDIATELY

- Base building condition

Proposed Showsuite

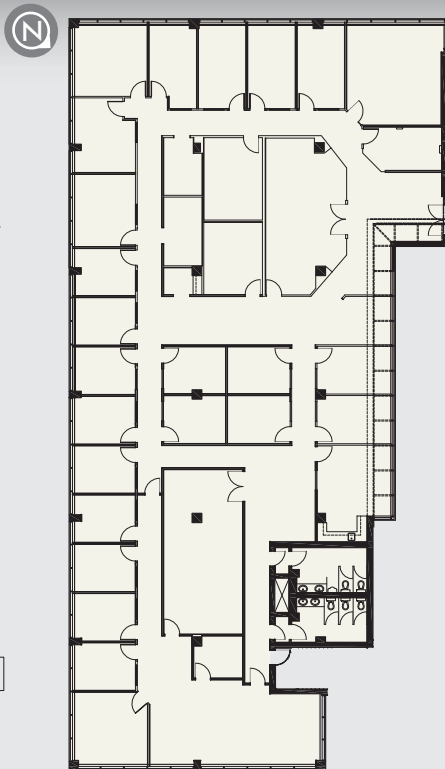
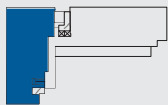
SUITE 215
1,621 SQ.FT.
 AVAILABLE IMMEDIATELY



Full Floor Opportunity

SUITE 400
10,218 SQ.FT.
 AVAILABLE IMMEDIATELY

- 24 offices
- Boardroom
- Kitchen
- Reception
- Storage
- Washrooms



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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LOCAL
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