



FOR **LEASE**

CHARACTER OFFICE
PREMISES

The Nellie McClung House
803 – 15th Avenue SW, Calgary, Alberta

Only one block from 17th Avenue SW



Glenbow Archives NA-2864-36788-28



Lease your new Office Premises in
a part of Calgary's heritage.

LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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PROPERTY INFORMATION

ADDRESS:

803 – 15th Avenue SW, Calgary, AB

AREA AVAILABLE:

4,152 sq. ft.

(2,362 sq. ft. - main floor and 1,790 sq. ft. - second floor. The basement offers an additional 2,000 sq. ft. that could be used for storage, file room, etc.)

BASE RENT: Market

OPERATING COSTS (2013 ESTIMATED):

\$10.00 per square foot

PARKING:

Up to 20 stalls

TENANT IMPROVEMENTS:

Negotiable

DESCRIPTION

Built in 1907 by Harry Woodburn Blaylock and remembered as being the home of Nellie McClung, the home was designated a Provincial Historic Resource in 1978.

Situated on almost 1/2 acre of land, the 2 1/2 storey house retains its rectangular shape and, despite modifications, the dark stained woodwork, central staircase, Art Nouveau lamps and Arts & Crafts fireplaces are still intact.

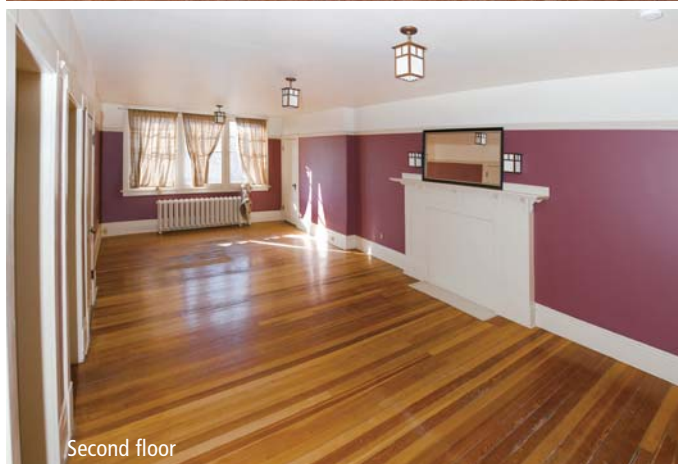
Ideal for office conversion, there is ample parking at the rear of the house and the side driveway could be expanded to accommodate approximately 10 additional vehicles in tandem. The home has 3 separate entrances for easy access.



View from the back

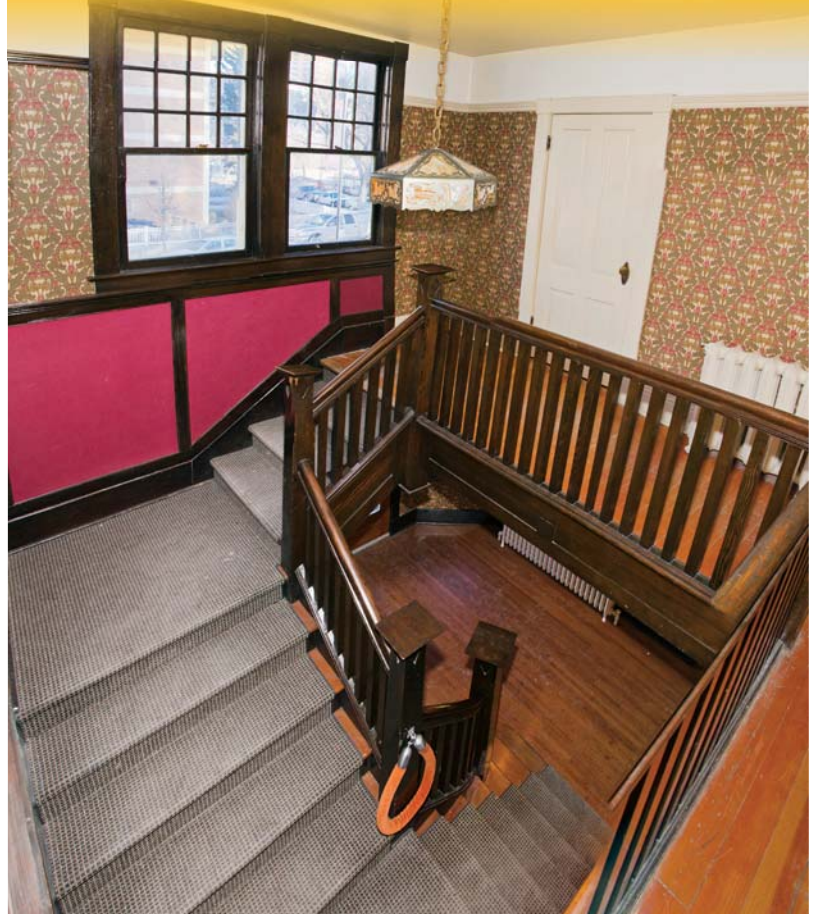


Main entrance



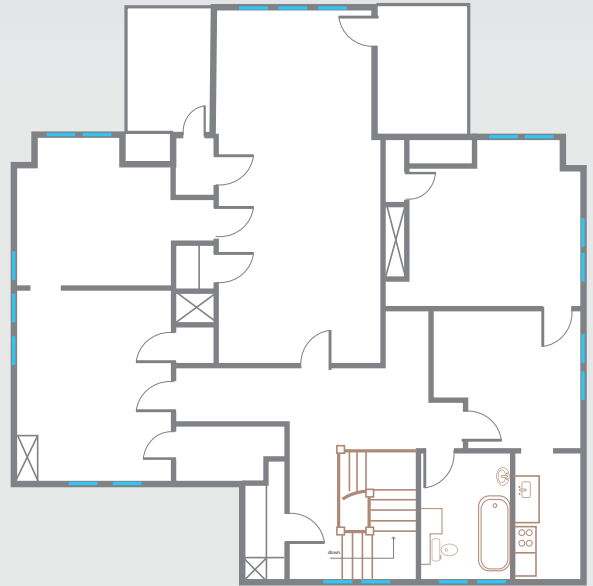
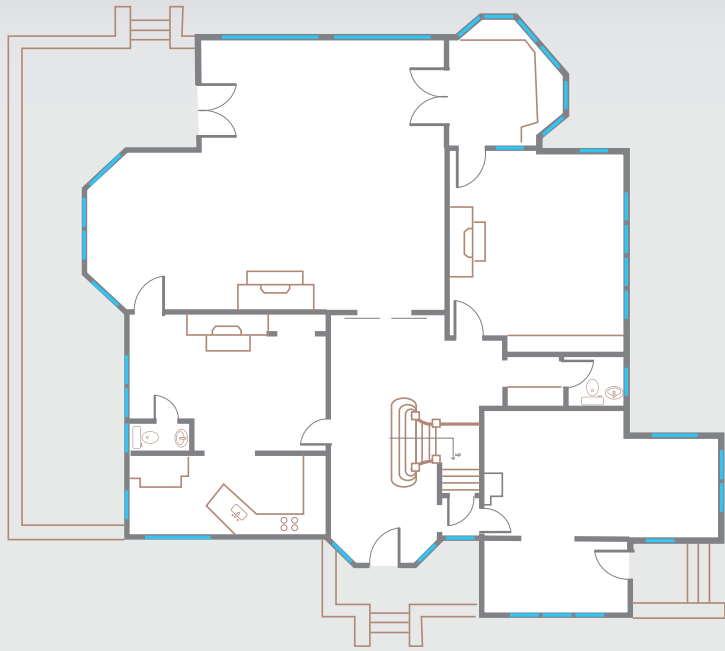
Second floor

Significant interior improvements will commence in line with City/Provincial Heritage Guidelines



MAIN FLOOR

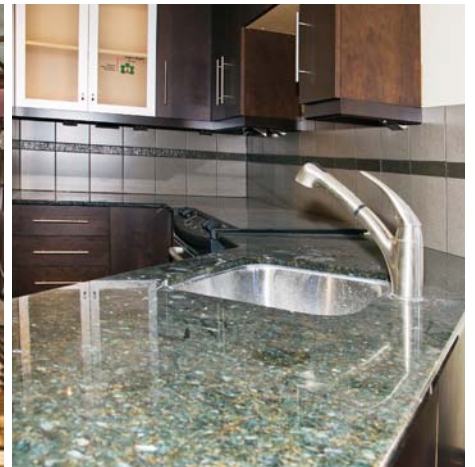
SECOND FLOOR



15 Avenue SW



Main floor



Main floor

A BRIEF HISTORY

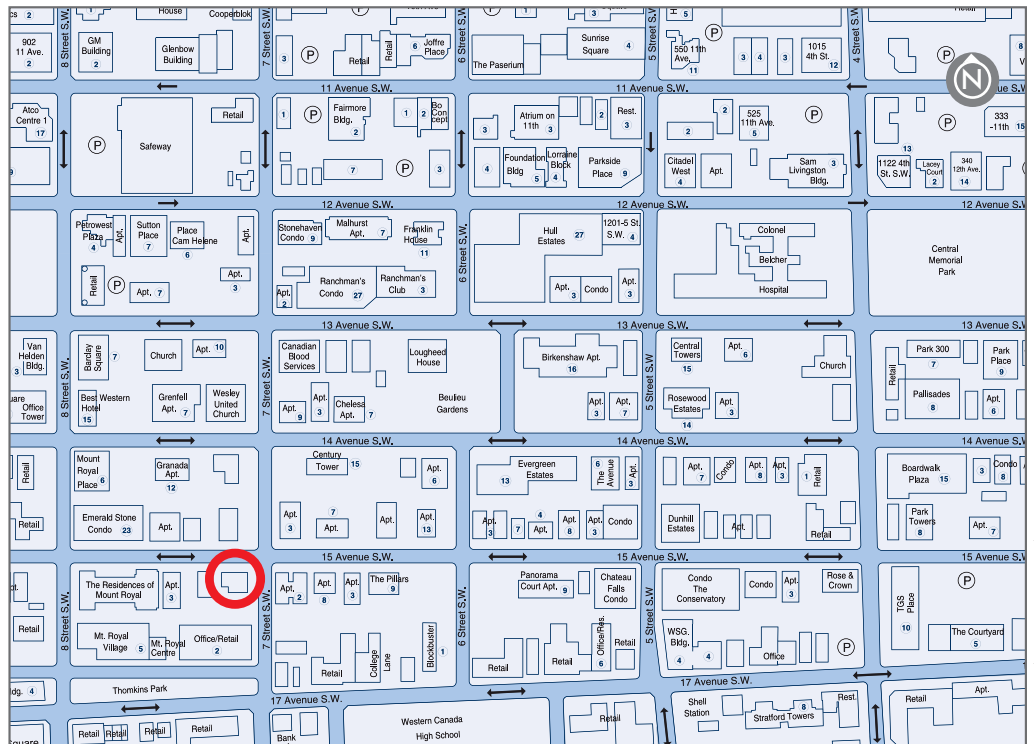


Nellie McClung, born Nellie Letitia Mooney (20 October 1873 – 1 September 1951), was a Canadian feminist, politician, and social activist. She was a part of the social and

moral reform movements prevalent in Western Canada in the early 1900s. In 1927, McClung and four other women: Henrietta Muir Edwards, Emily Murphy, Louise McKinney and Irene Parlby, who together came to be known as "The Famous Five" (also called "The Valiant Five"), launched the "Persons Case," contending that women could be "qualified persons" eligible to sit in the Senate.



The Supreme Court of Canada ruled that current law did not recognize them as such. However, the case was won upon appeal to the Judicial Committee of the British Privy Council—the court of last resort for Canada at that time.



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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