

CBRE

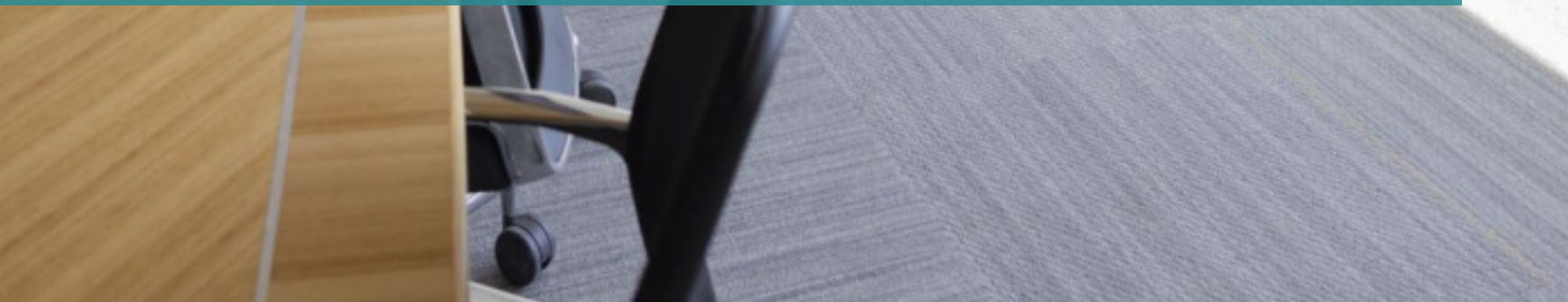
For Lease  
the kahanoff centre  
community building







The Kahanoff Centre is a unique valuable community resource, providing affordable office and meeting spaces for charitable and non-profit organizations. Situated in, Mohkinstis, Calgary, Alberta, Canada, our guiding principle is Community Building, and our tenant partners are dedicated organizations that work to fulfill their missions daily. The Kahanoff Centre is a Class A, 12-storey, dual-tower structure ideally located in Calgary's Beltline and in close proximity to downtown, the Victoria Park/Stampede LRT Station, and various amenities. It also offers a secure, heated underground parking facility, on-site security, and daycare services.





## Community Centric

Our tenant partners enjoy the vibrant, walkable neighborhood of Kahanoff, which offers convenient access to a variety of restaurants, food halls, and hotels. A standout feature of our property is the wealth of opportunities created among community organizations.

The Kahanoff Centre team actively fosters collaboration through engaging Lunch and Learn events, Leaders' Forums, and various social gatherings. For those looking for a creative break from the workday, Decidedly Jazz Danceworks provides year-round classes and exceptional artistic performances right within The Kahanoff Centre, showcasing its gallery, studios, and theatre.



## Feature Amenities

- Churchill Daycare
- Main floor conference room
- Access to a 220-seat theatre
- Outstanding location with excellent vehicle, transit, and cycle access
- Pedestrian and LRT access
- Sandwich shop
- Co-working spaces
- A community network of not-for-profits







# the kahanoff centre

## community building

BUILDING ADDRESS	105 12 Avenue SE
YEAR BUILT/ RENOVATED	2016
BUILDING SIZE	211,582 SF
SPACE AVAILABLE	340: 2,095 500: 10,423* 600: 10,429* 700: 21,078*
BASIC RENT	Market
OPERATING COSTS	\$10.59 PSF (2025 EST)
AVAILABLE	Immediately *June 1, 2026
PARKING	18 Stalls
PARKING RATE	\$300.00 per stall



The Kahanoff Centre is home to numerous community builders including **Calgary Counselling Centre, Calgary Foundation, United Way, Vecova, the Nonprofit Chamber, Green Calgary, the Burns Memorial Fund and many more.**



Home to many of Calgary's leading non-profit organizations



Surrounded by endless food, drink and lifestyle amenities



A 7-minute walk from the Victoria Park LRT Station

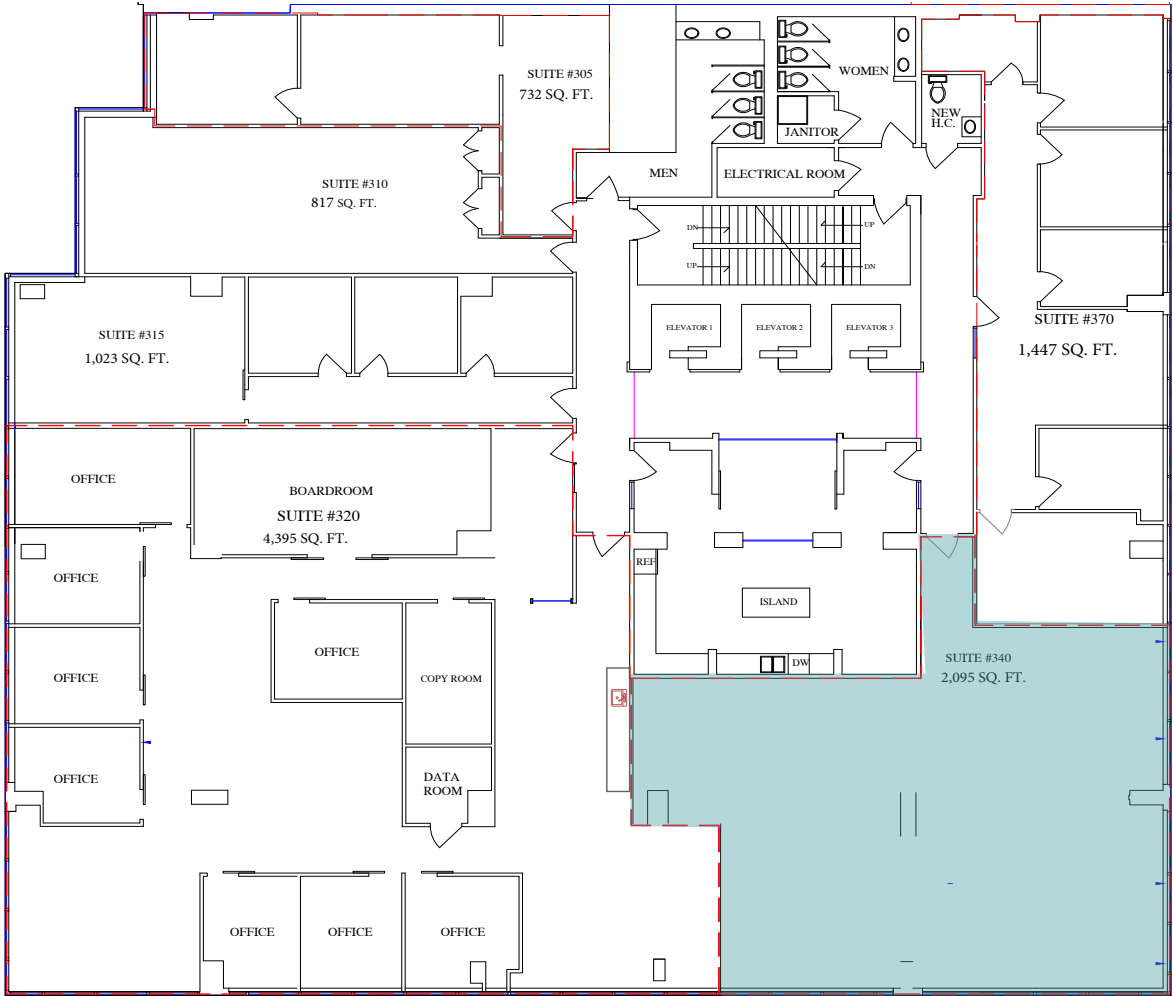


Shared Meeting Rooms and Conference Centres

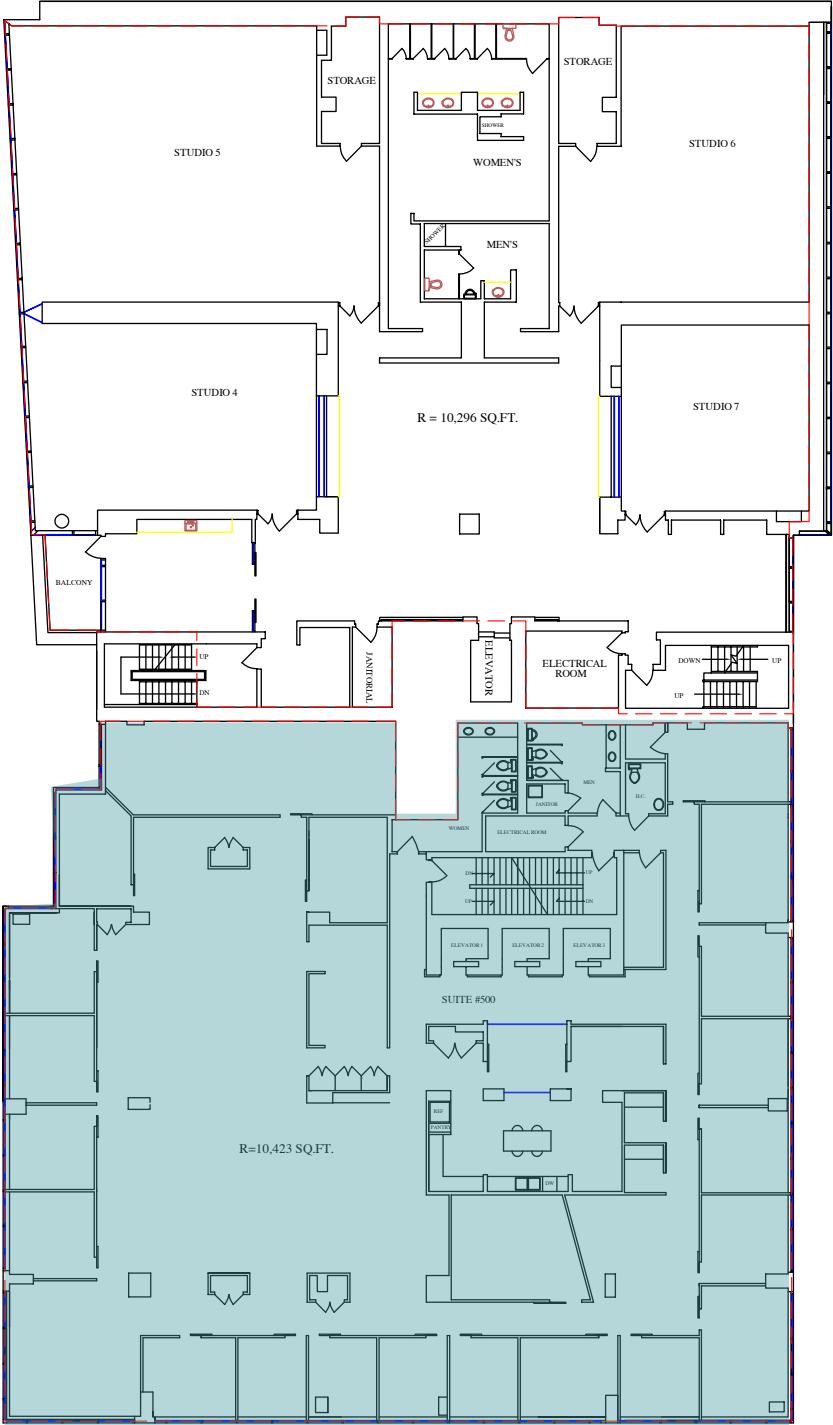


Secured Bicycle Parking

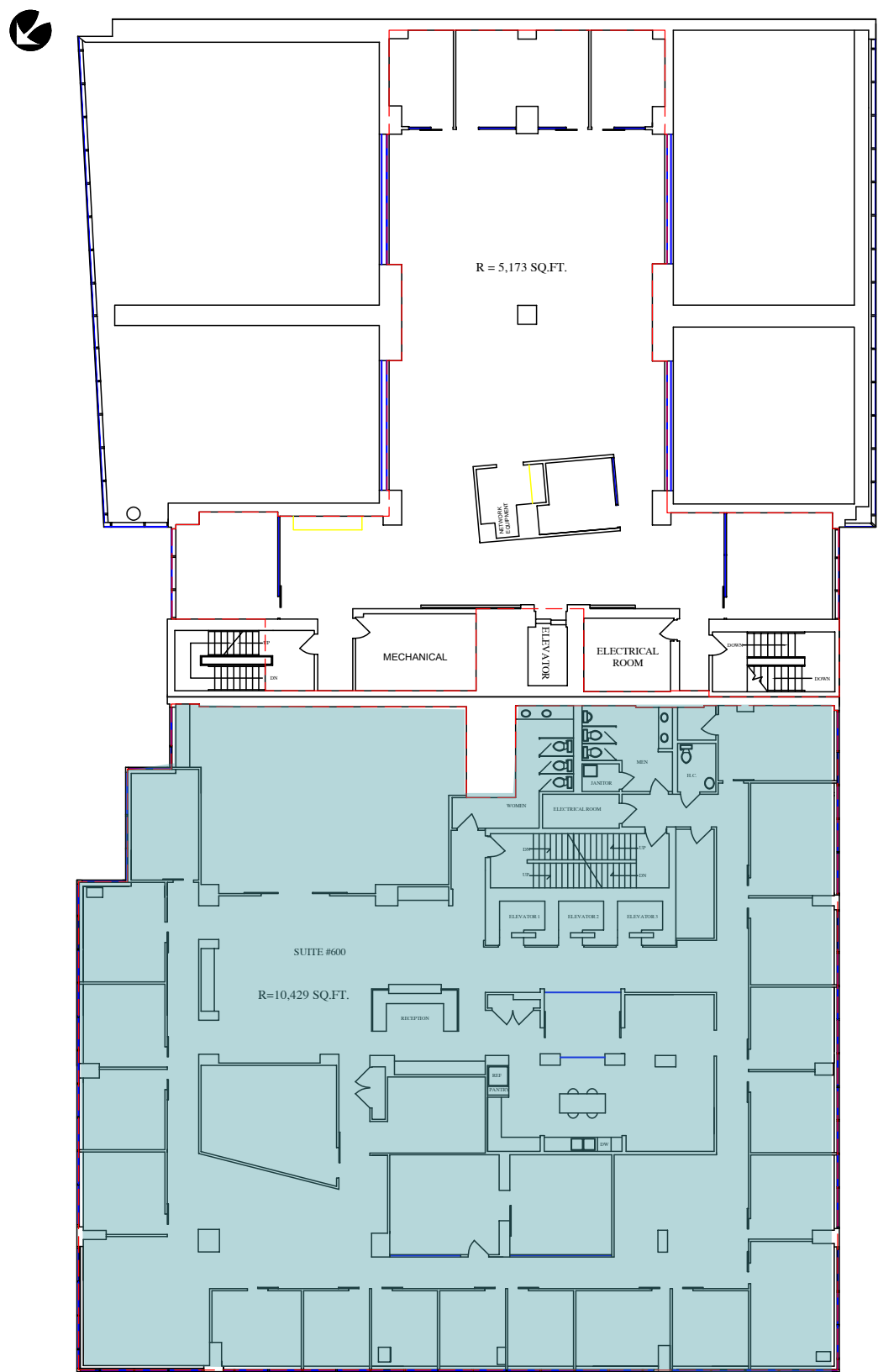
Suite 340: 2,095 SF



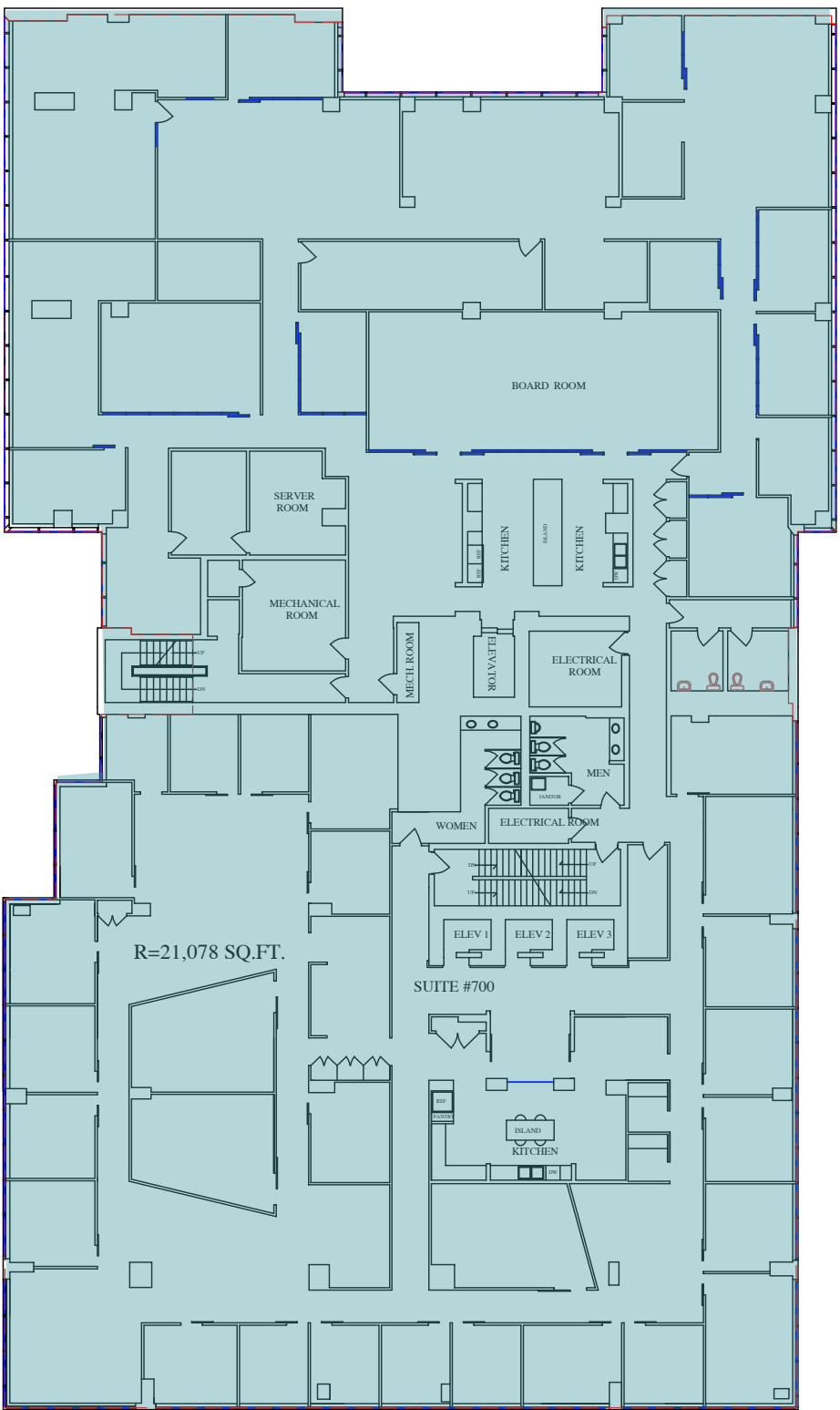
Suite 500: 10,423 SF



Suite 600: 10,429

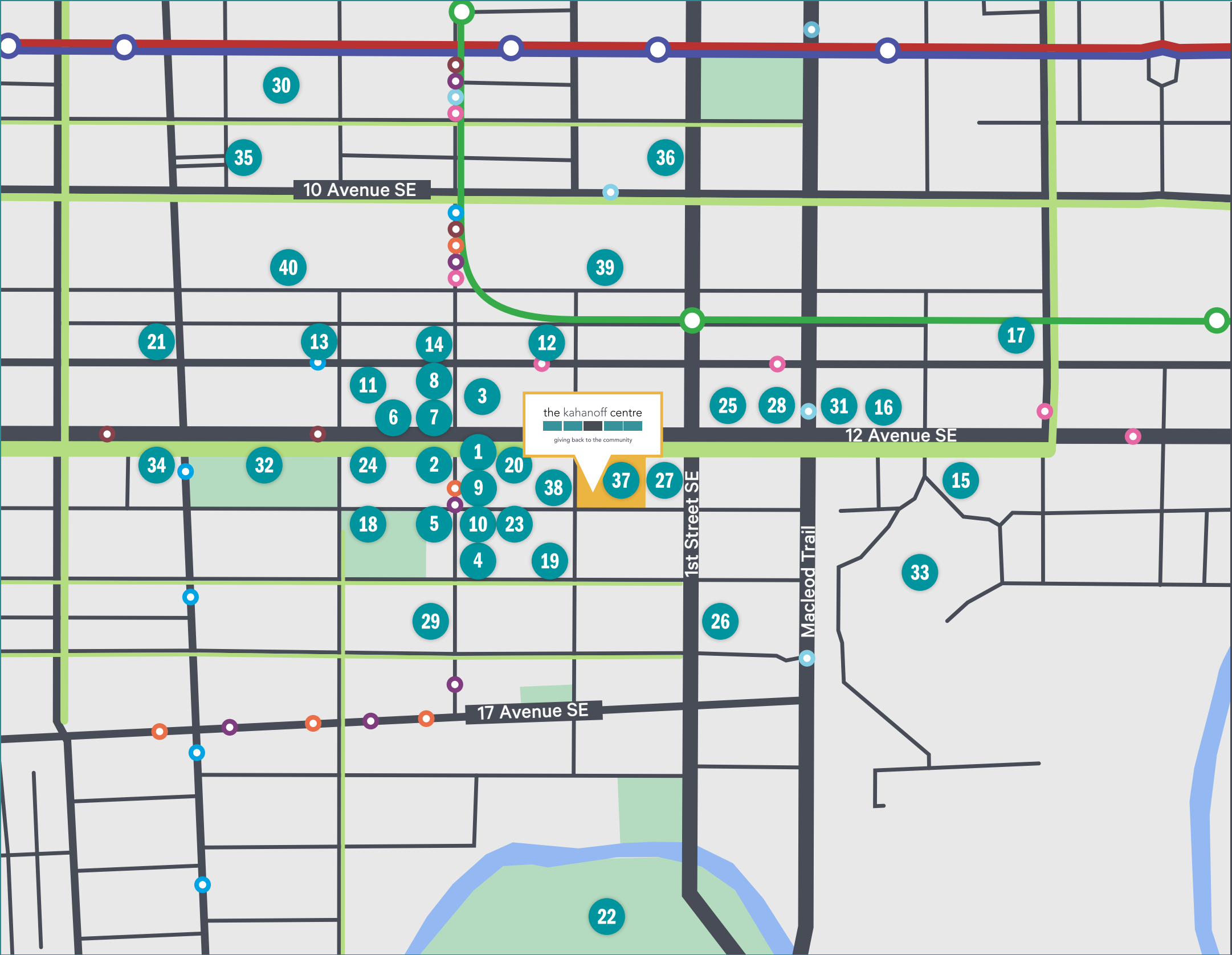


Suite 700: 21,078















# Location



## LEGEND

 Kahanoff Centre

### Commuting

-  Roadways
-  Bike Lanes
-  Red Line / Blue Line LRT
-  Future Green Line LRT
-  Route 6 - Killarney / 26 Ave SW
-  Route 7 - Marda Loop South
-  Route 10 - City Hall / Southcentre
-  Route 24 - Ogden
-  Route 90 - Bridgeland / UofC
-  Route 449 - Eau Claire / Parkhill

### Bus Stops

-  1 Yellow Door Bistro
-  2 Sweet Relief Pastries
-  3 Starbucks
-  4 Proof Cocktail Bar
-  5 First Street Market
-  6 St. James Corner Irish Pub
-  7 Ten Foot Henry
-  8 Leopold's Tavern
-  9 Deville Coffee
-  10 The Beltliner
-  11 Central Taps + Food
-  12 Pizza Italiano
-  13 Vintage Chophouse and Tavern
-  14 Foreign Concept
-  15 Cardinale
-  16 ZCREW Cafe
-  17 Village Ice Cream

### Fitness

-  18 Haultain Tennis Courts
-  19 HotShop Hot Yoga
-  20 Anytime Fitness
-  21 F45 Training
-  22 MNP Community & Sports Centre



### Accomodations

-  23 Hotel Arts
-  24 Fairfield Inn by Marriott





### Shopping/Retail

-  25 Sunterra Market
-  26 Shoppers Drug Mart
-  27 Esso Gas Station
-  28 5 Vines Wine
-  29 O'Connors
-  30 The CORE


### Parks

-  31 East Victoria Park
-  32 Central Memorial Park

### Landmarks

-  33 BMO Centre
-  34 Sheldon M. Shumir Health Centre
-  35 Calgary Tower
-  36 Glenbow Museum

### Childcare

-  37 Kids @ Churchill Park Child Care
-  38 Kido Care

### +15 Access

-  39 Palliser Tower Parkade
-  40 City Centre Parkade



# the kahanoff centre



## community building

### **STUART WATSON**

Senior Vice President

403.750.0540

[stuart.watson@cbre.com](mailto:stuart.watson@cbre.com)

### **KATIE SAPIEHA**

Senior Vice President

403.750.0529

[katie.sapieha@cbre.com](mailto:katie.sapieha@cbre.com)

### **SARA ATCHISON**

Associate

403.750.0526

[sara.atchison@cbre.com](mailto:sara.atchison@cbre.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.