



OFFICE SPACE FOR LEASE 1217 Centre Street NW

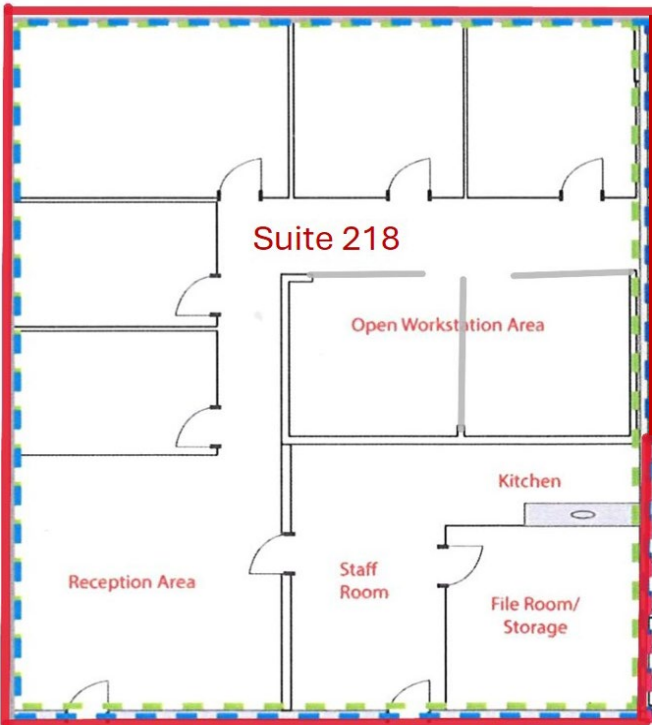
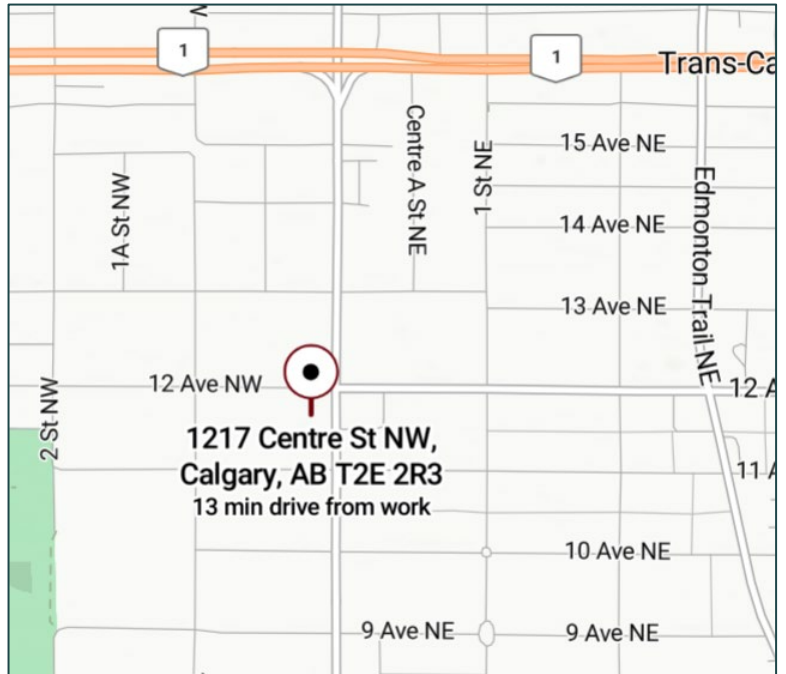


Calgary SMI Commercial
Real Estate Limited
1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8
www.smicommercial.com

Contact:
Kimberly Kimball
403-701-0459

Suite 218: 2,552 SqFt

- 7 offices with 3 exterior window offices
- Large Reception & Kitchen / Staff Room
- Best suited for real estate, accounting, mortgage, law, engineering or insurance offices.
- Desirable location facing Center St & 12th Avenue, on bus route
- HVAC hours are 24-hours per day, 7 days a week
- FOB & intercom entry, security camera monitored



Net Rent: \$10.00/sf or \$2,126.67 per month
with steps over the term

Op. Cost: \$18.56/SqFt or \$3,947.09 per month
plus 15% Admin Fee

Term: 5-10 years

Available: Immediate - Vacant

Parking: 1:500 SqFt
Surface @ \$125/Stall/Month
Underground @ \$175/Stall/Month