



MAIN FLOOR OFFICE FOR SUBLEASE 107 – 12th Avenue NW



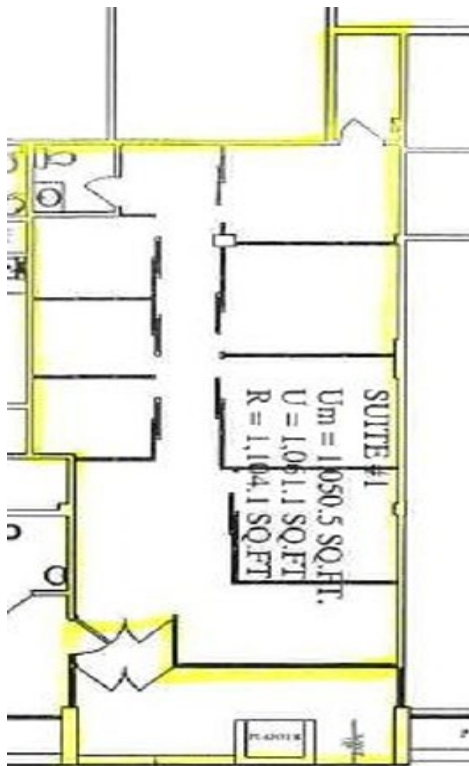
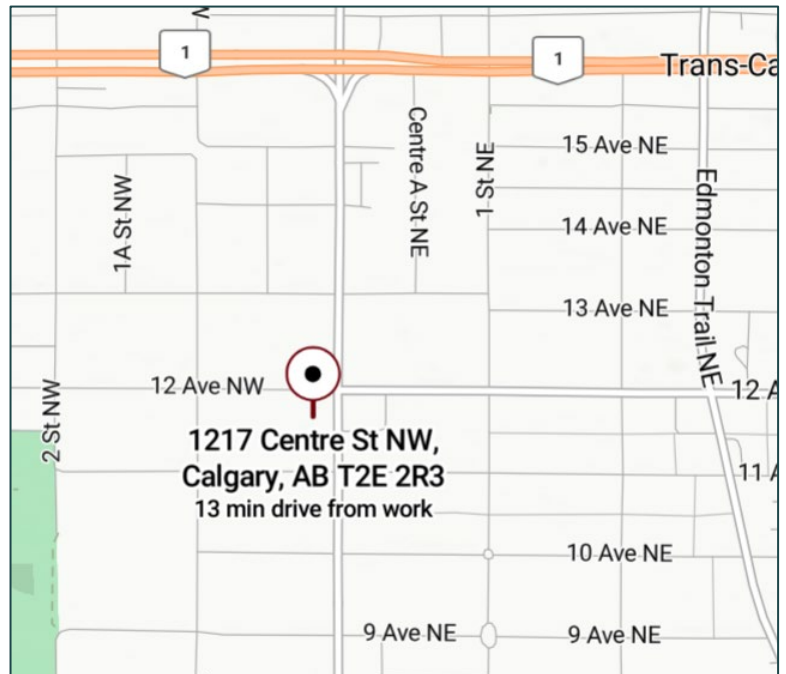
**Calgary SMI Commercial
Real Estate Limited**
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Calgary, Alberta, T3H 3C8
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Contact:

Kimberly Kimball
403-701-0459

1,104 SqFt

- Professionally managed building with direct exposure to Centre Street and 12th Avenue NW.
- Main floor office or retail with glass partition walls throughout.
- Attractive reception, 4 offices, meeting room, storage room, kitchen / staff areas, and washroom.
- adjacent to the space plus common washrooms.
- Bus stops directly in front of building on Centre.
- Many banks and restaurants within walking distance.
- Minutes to downtown core.



Subdivision:	Crescent Heights
Asking Rate:	\$25.00/SqFt/Annum
Additional Rent:	\$20.83/Sq Ft/Annum
Term:	Until March 31st, 2029
Availability:	30 days / Negotiable
Parking:	1:500 SqFt Surface \$125/stall, Underground \$175/stall Street parking in the vicinity