

# SMI

COMMERCIAL  
REAL ESTATE

## Professional & Office Space For Lease

Wellington Square  
1330 - 15th Avenue S.W.



- **745 – 1,153 sq. ft. 2<sup>nd</sup> floor office**
- **1,773 sq. ft. 2<sup>nd</sup> floor office / former physio/massage clinic**
  - **Net Rent: \$14.00 / Op. Cost: \$11.83 (est. 2012)**
  - **881 sq. ft. main floor office**
- **Net Rent: \$19.00 / Op. Cost: \$13.32 ('12) + elect. meter**
  - **High ratio windows exposure – flexible, open plan**
- **1 Parking Stall entitled at \$125.00 per month plus ample short-term retail client parking and extra paid**
- **Tenants include Starbucks, Subway, Winks Convenience, Pizza 73 and various other retail and professional tenants**

Contact: Calgary SMI Commercial Real Estate Limited

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