



Colliers



Low Operating Costs

7260 12 St SE, Calgary | Alberta

Main & Second Floor Office Space **for lease**

Chris Law

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Property Overview

Address 7260 12 St SE, Calgary, AB

Year Built 1982

Parking Free Surface | 1:500 square feet (office only)

Zoning I-C, Industrial Commercial

Rentable Area Suite 180: 1,673 SF (Warehouse)
Suite 190: 7,150 SF
Suite 208: 5,659 SF

Rates Market

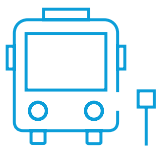
Op Costs Office: \$12.73 (est. 2024) - Includes in-suite janitorial, utilities and property taxes
Warehouse: \$10.18 (est. 2024) - Includes utilities and property tax. Excludes janitorial

Availability Suite 180 & 190: May 1, 2024
Suite 208: Negotiable

Comments

- BOMA Best Certification
- Showers available for tenants
- Adjoining showroom or warehouse space available
- Building signage available
- Telus fibre optic available

Key Highlights



Four minute walk from bus routes 43 & 149



Close proximity to Deerfoot Meadows Shopping Mall



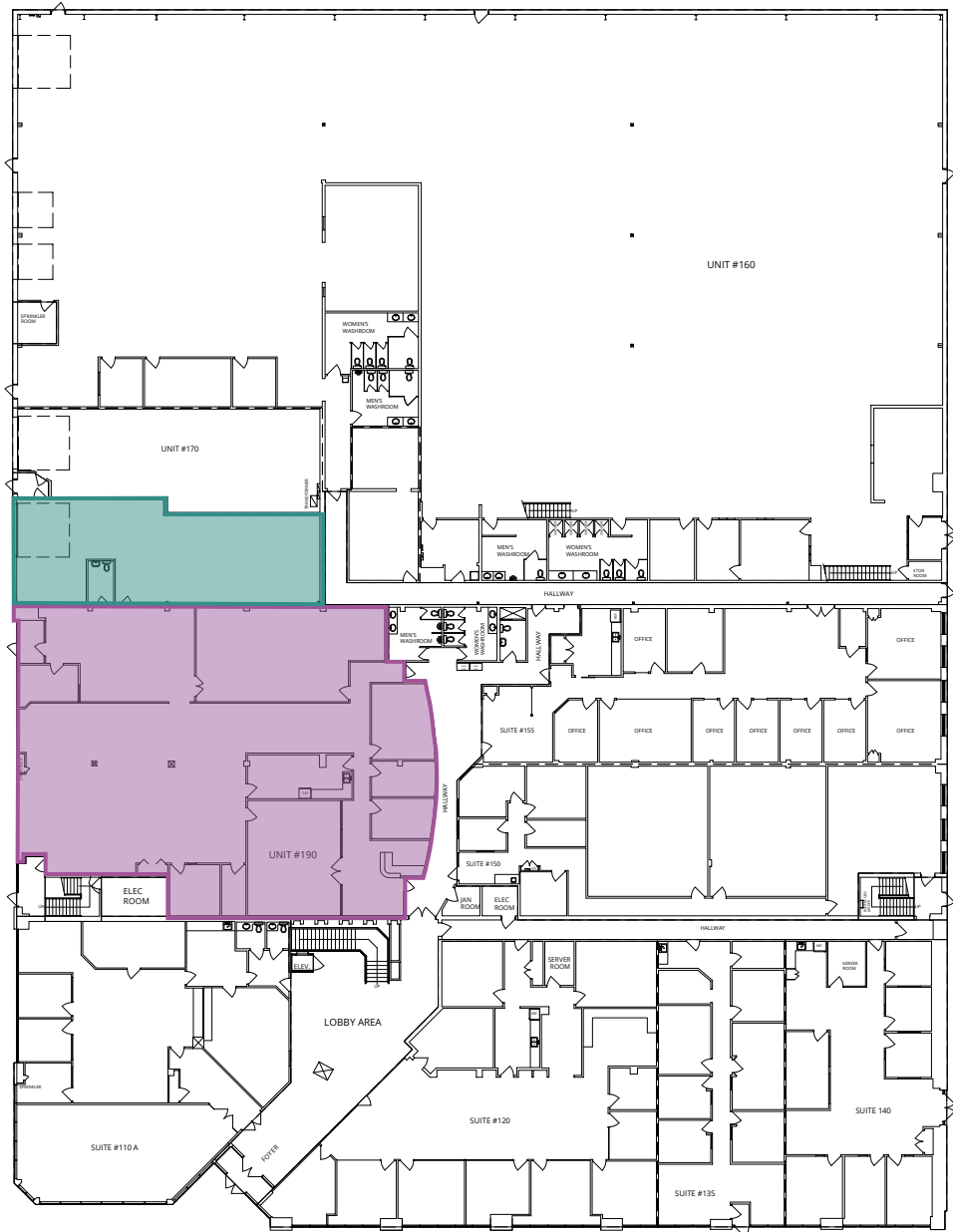
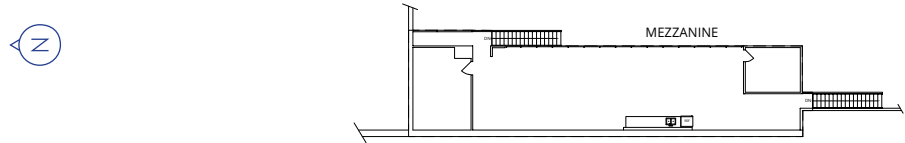
Adjacent to Deerfoot Trail & Glenmore Trail



Numerous restaurants and fast food amenities nearby



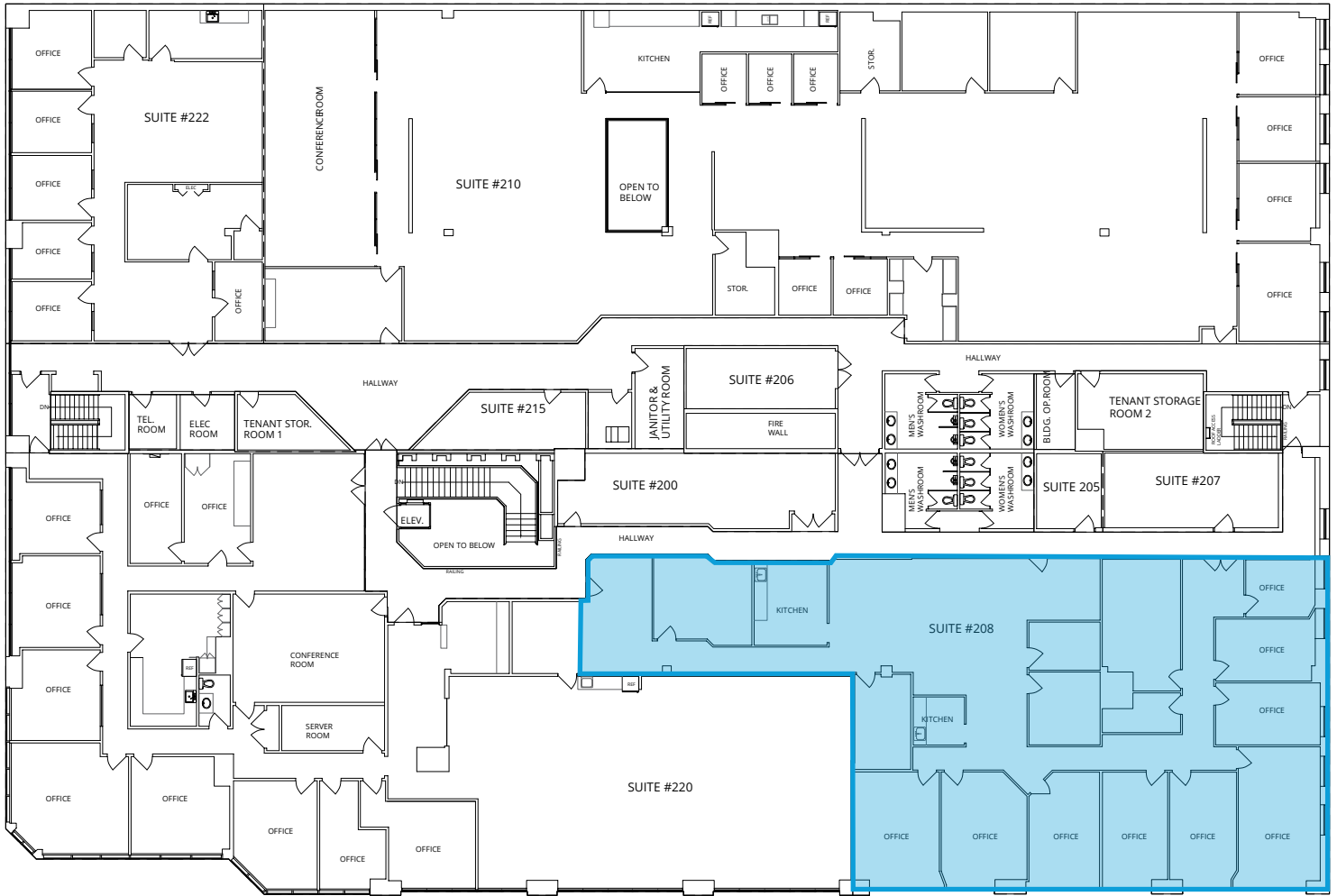
Floor Plan - First Floor



Suite 180
1,673 SF available

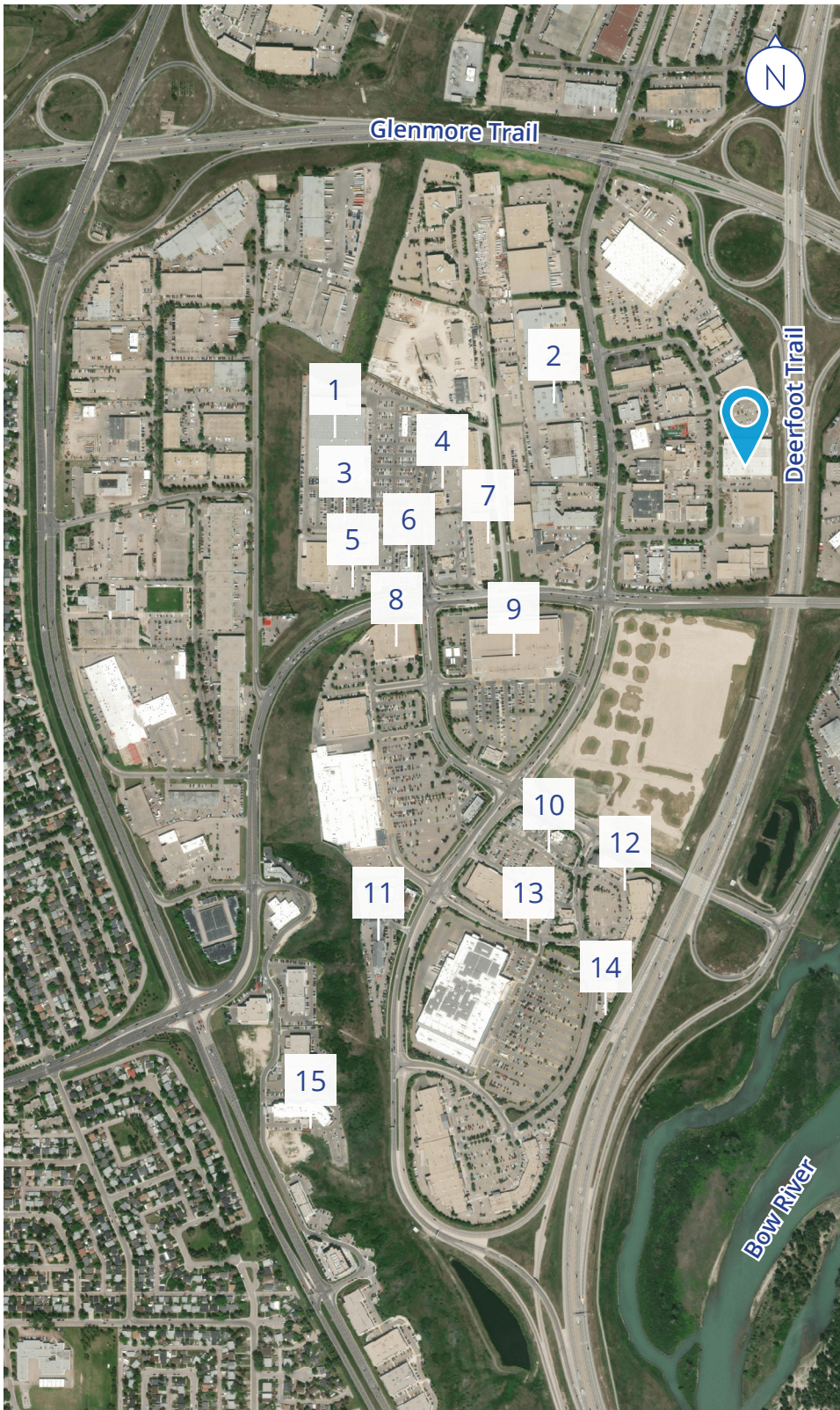
Suite 190
7,150 SF available

Floor Plan - Second Floor



Suite 208
5,659 SF available

Surrounding Amenities



- 1 Costco Wholesale
- 2 Benny's Breakfast Bar
- 3 Noodlebox
- 4 Extreme Pita
- 5 Boston Pizza
- 6 Wendy's
- 7 Dollarama
- 8 The Brick
- 9 Real Canadian Superstore
- 10 Starbucks
- 11 Sandman Hotel and Suites
- 12 Five Guys
- 13 Deerfoot Meadows Mall
- 14 The Chopped Leaf
- 15 Holiday Inn & Suites
-  7260 12 Street SE



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