

# 3115 12 Street NE

CALGARY, AB

FOR LEASE



POTENTIAL SIGN OPPORTUNITY!

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**CBRE**

**PROPERTY DESCRIPTION**

<b>Year Built</b>	1982
<b>Space Available</b>	Suite 100: 11,456 SF Suite 101: 1,465 SF Suite 200: 3,465 SF Suite 205: 2,587 SF Suite 300: 4,035 SF Suite 310: 2,629 SF Suite 360: 2,447 SF Suite 400: 10,218 SF*
<b>Basic Rent</b>	Market
<b>Operating Costs</b>	\$13.75 per SF
<b>Availability</b>	Immediately *Available on 30 days notice
<b>Term</b>	Flexible (from 1-10 years)
<b>Parking</b>	1 per 500 SF 170 surface stalls



**PROPERTY HIGHLIGHTS**

-  Easy access to 32<sup>nd</sup> Ave NE & Deerfoot Trail
-  Suite 400 is move-in ready
-  Attractive rates and inducements available
-  Building signage available to anchor tenant

-  15 minute drive to Calgary Airport
-  15 minute drive to Downtown Calgary
-  Within walking distance to amenities such as Tim Hortons, Shell and RBC
-  6 minute drive to Barlow Trail amenity corridor

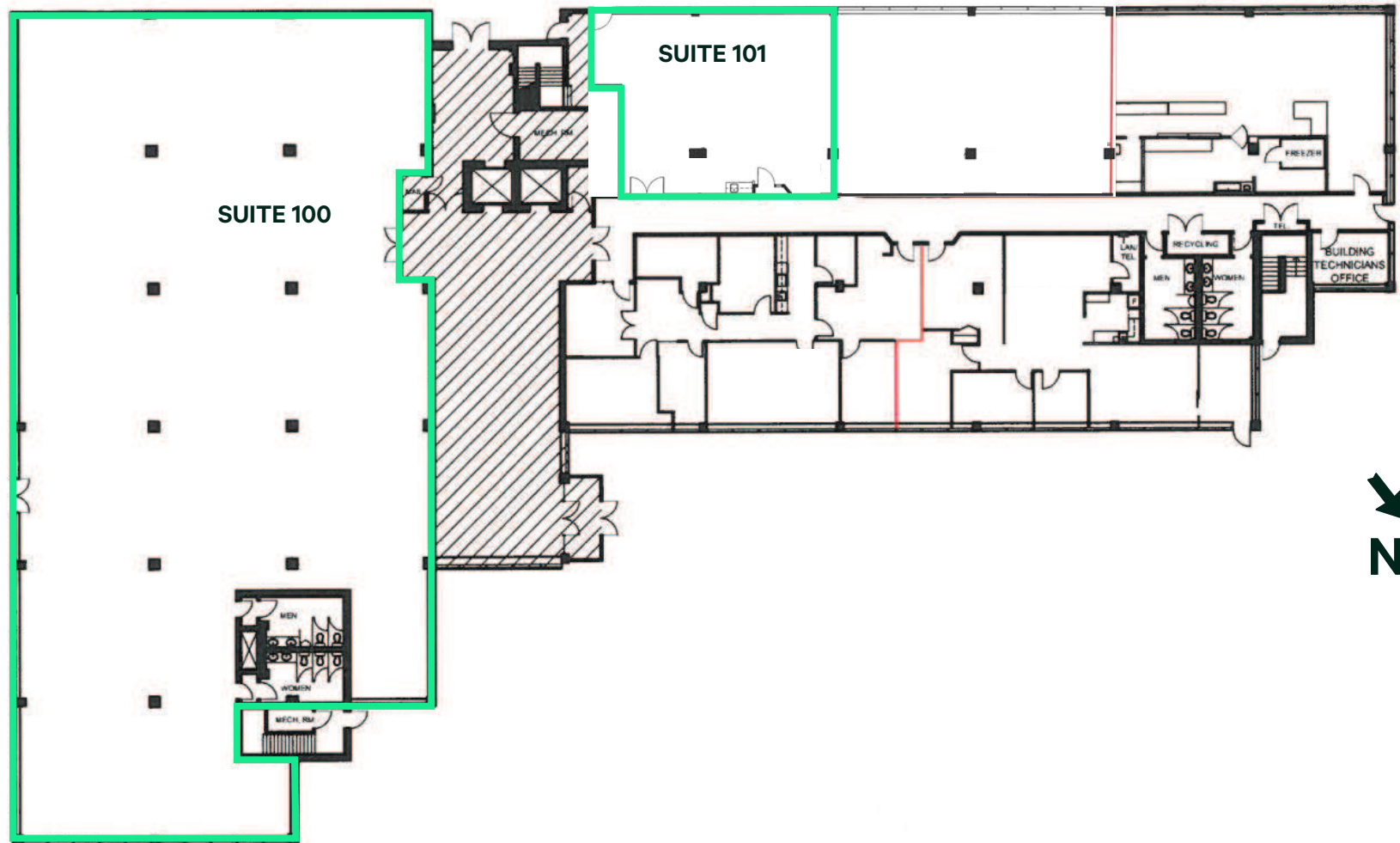
**SUITE 100**

11,456 SF

\*Overhead loading door and private outdoor patio

**SUITE 101**

1,465 SF

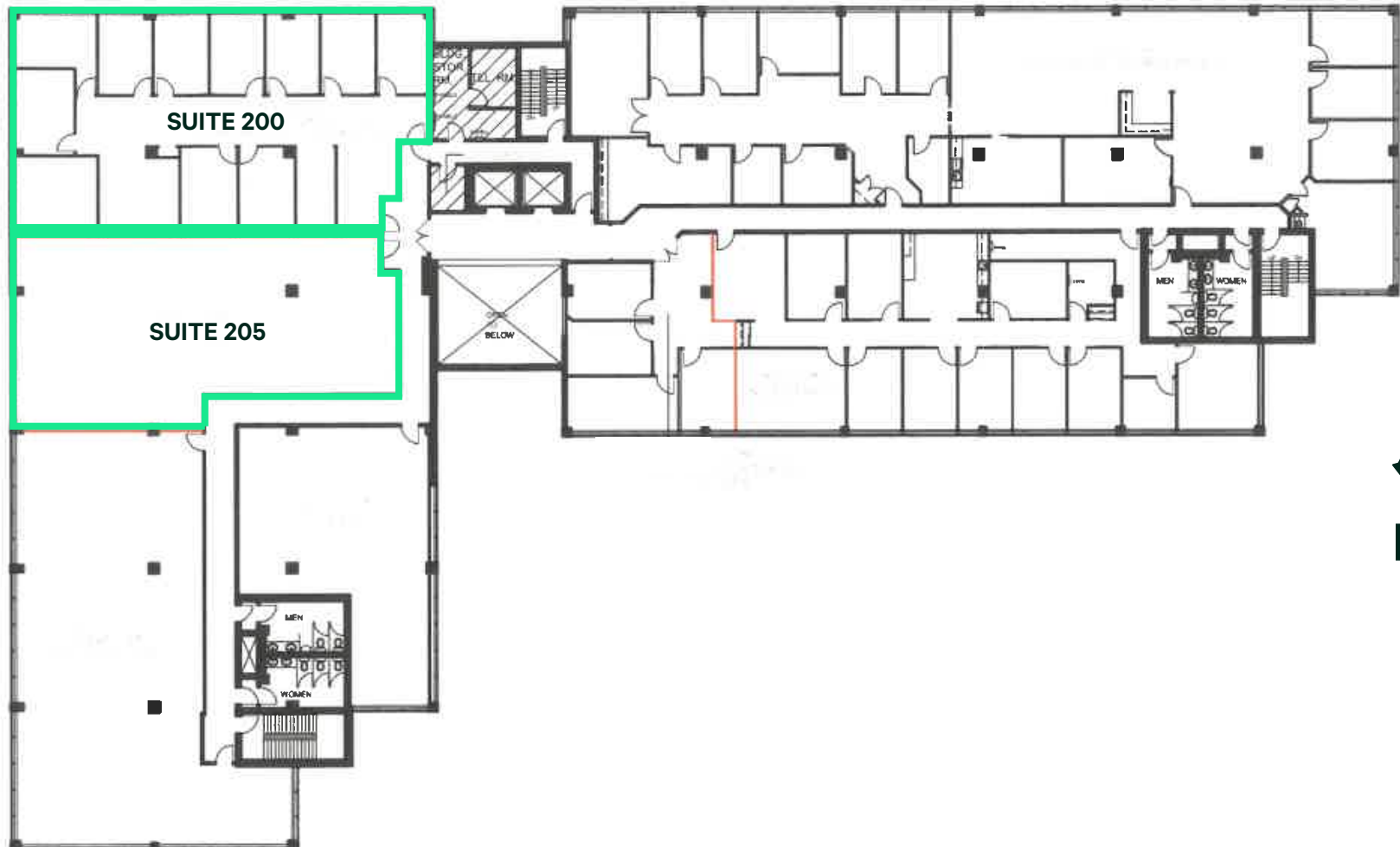


**SUITE 200**

3,465 SF

**SUITE 205**

2,587 SF



**SUITE 300**

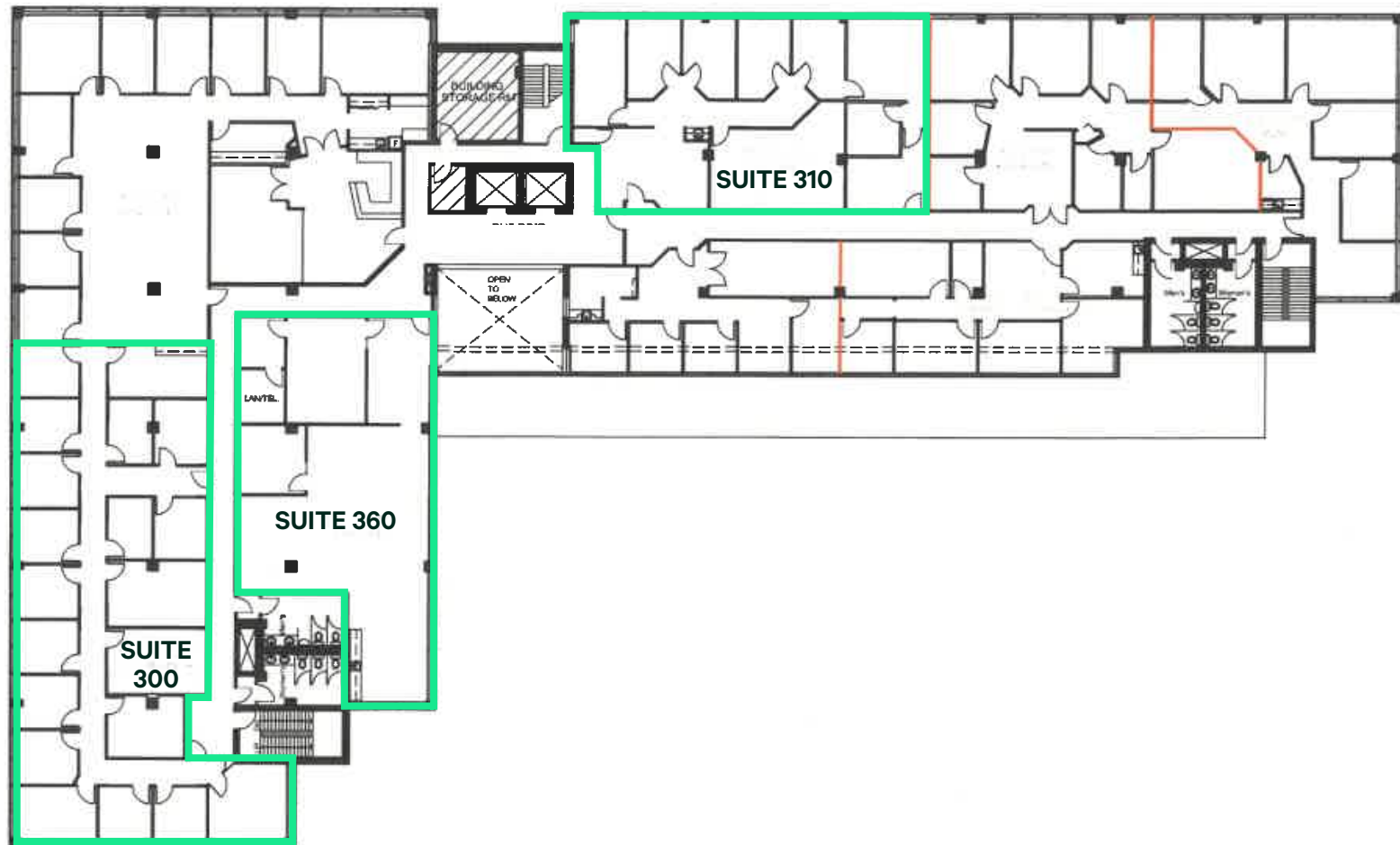
4,035 SF

**SUITE 310**

2,629 SF

**SUITE 360**

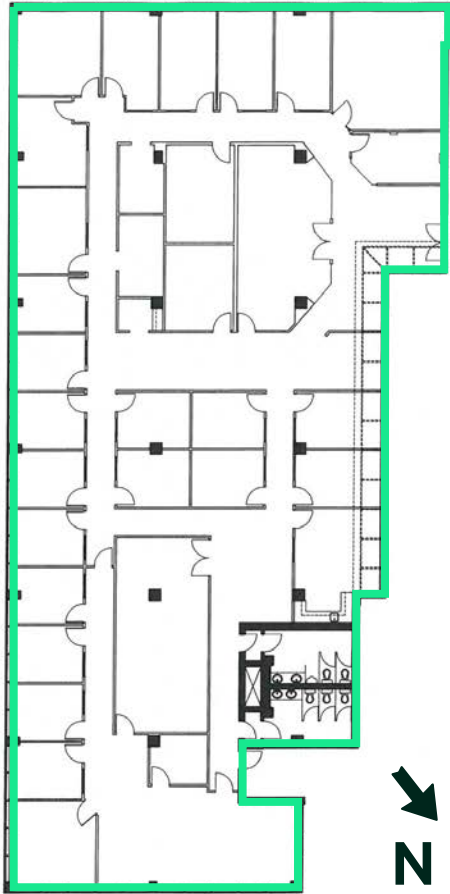
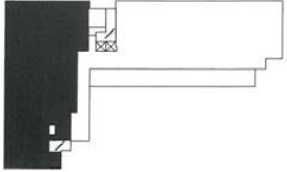
2,447 SF




**SUITE 400**

10,218 SF

\*Move-In Ready



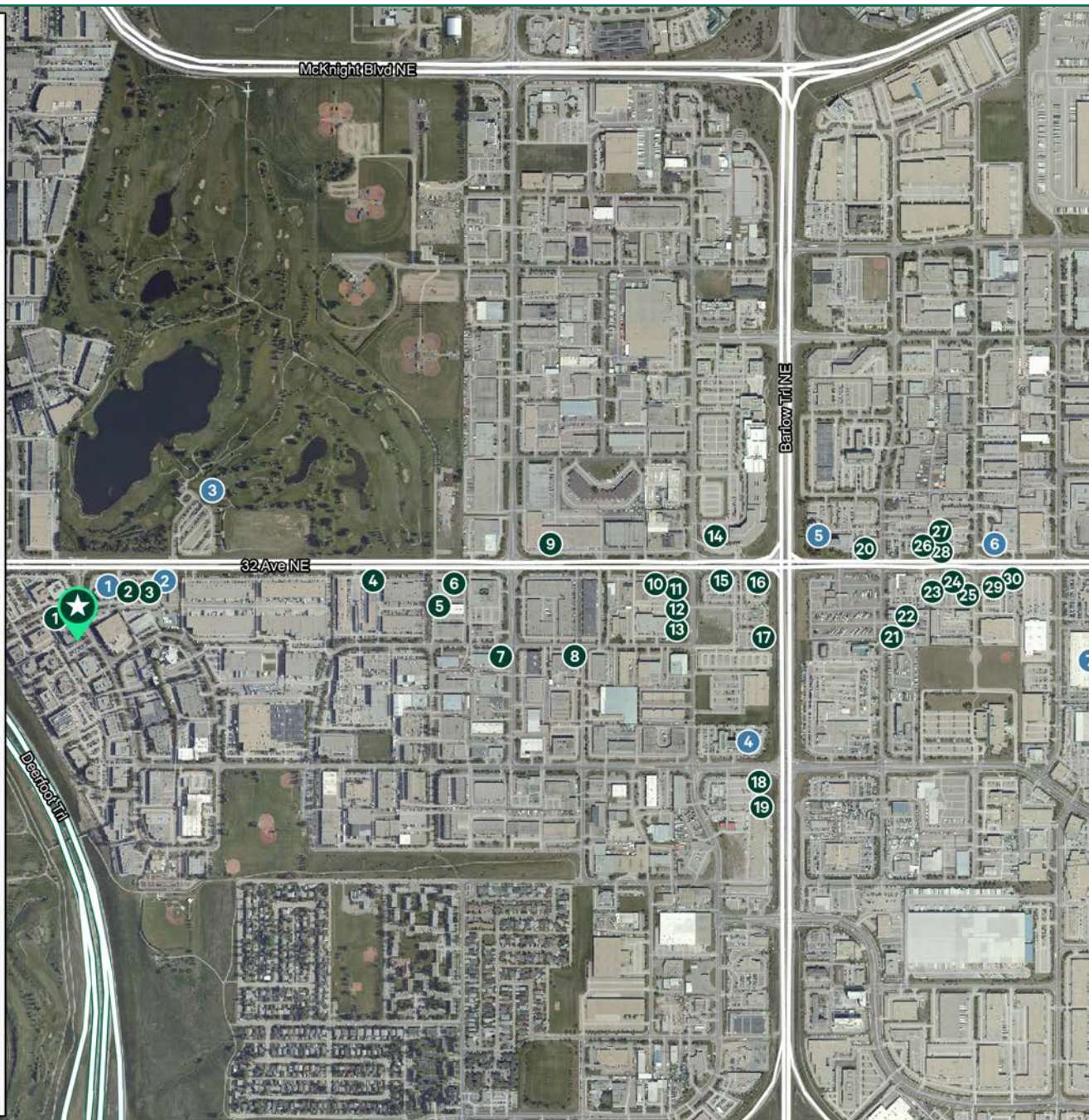
 3115 12th Street NE

**Restaurants**

- 1 Fresh Taste Corner
- 2 Tim Hortons
- 3 Beckham's Pub & Eatery
- 4 Top Brass Restaurant & Bar
- 5 No. 1 Fast Food
- 6 Misai Japanese Restaurant
- 7 Henry's Cafe
- 8 Sunrise Deli
- 9 Coco
- 10 Subway
- 11 Thai Boat
- 12 Takoyami
- 13 Noodle King
- 14 White Spot
- 15 JOEY Barlow
- 16 Earls Kitchen + Bar
- 17 Tony Roma's
- 18 Toad and Turtle
- 19 Shark Club Sports Bar & Grill
- 20 Wendy's
- 21 Kabab e Tabaq
- 22 Dim Sum House
- 23 Boston Pizza
- 24 Cristy's Rotisserie Chicken
- 25 Arby's
- 26 McDonald's
- 27 Basil
- 28 Smashburger
- 29 Chianti
- 30 Buffet Eastern Treasures

**Other Amenities**

- 1 RBC Royal Bank
- 2 Shell
- 3 McCall Lake Golf Course
- 4 Royal Hotel
- 5 Sheraton Cavalier Hotel
- 6 Canadian Western Bank
- 7 Costco Wholesale



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