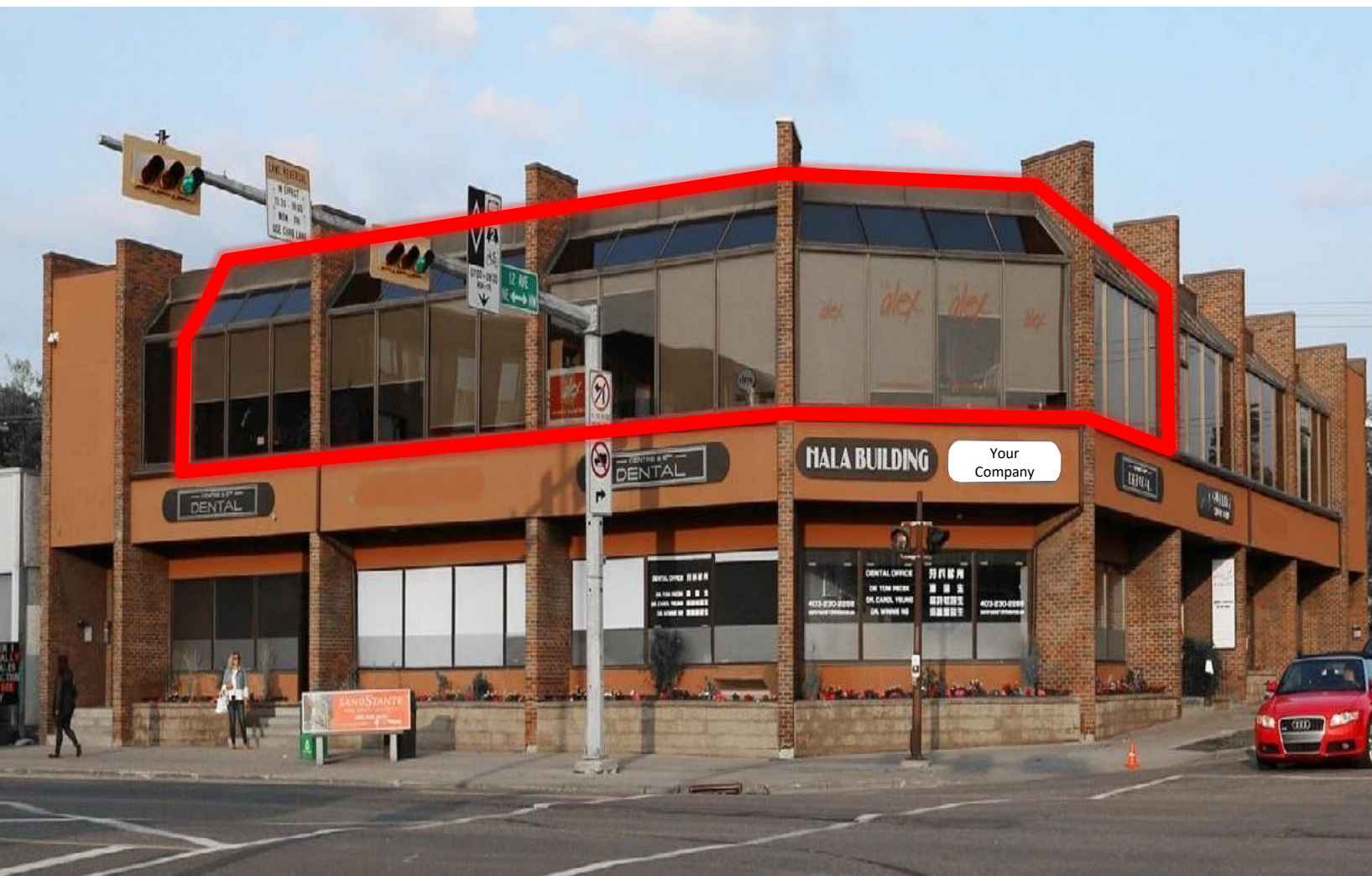


# Office For Lease 1217 Centre Street NW

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**Rethinking Commercial Real Estate**



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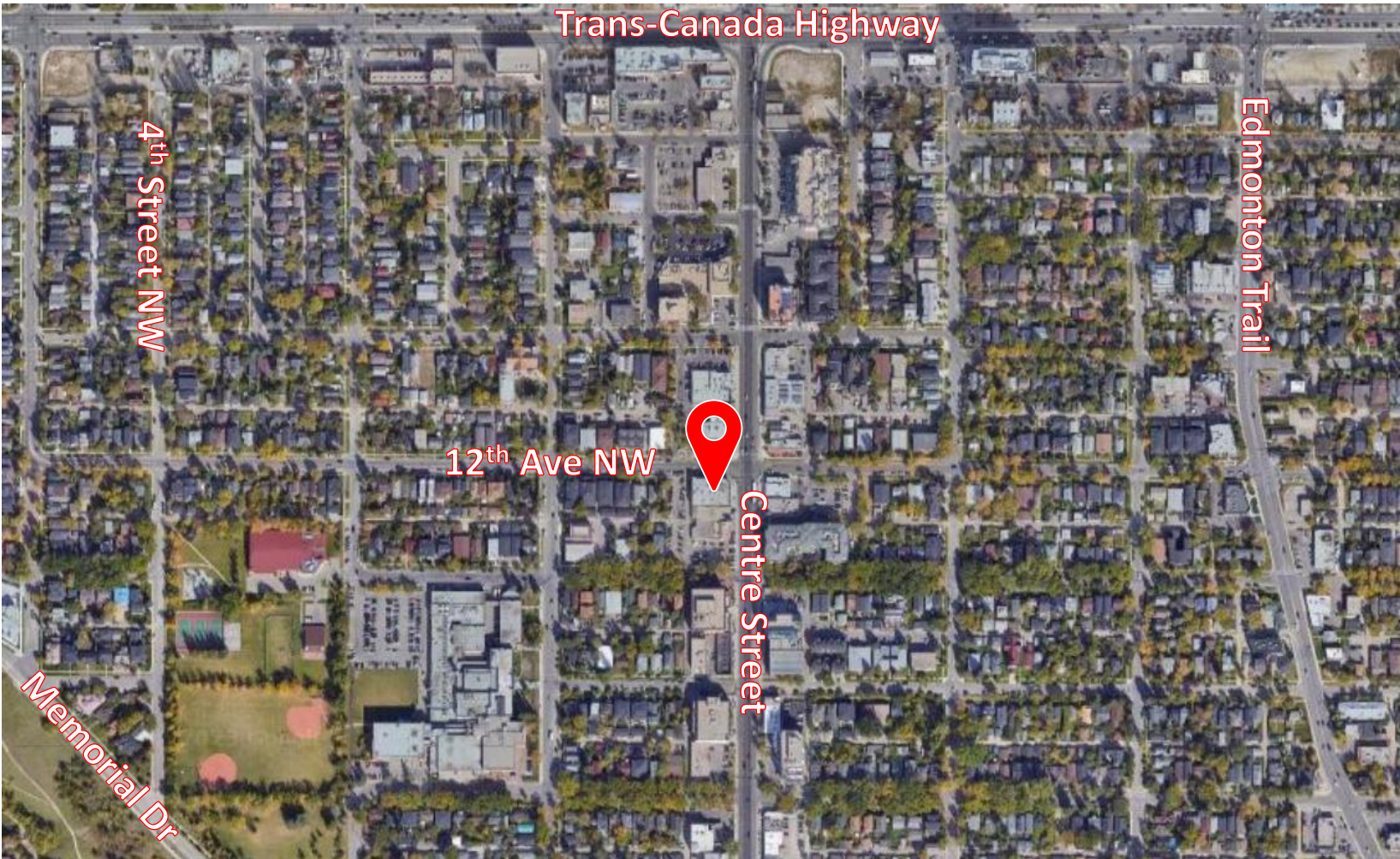
**Kimberly Kimball**, Senior Associate

**403-701-0459**

[kimberly@kimballcommercialrealestate.com](mailto:kimberly@kimballcommercialrealestate.com)



# 1217 Centre Street NW, Unit 205



<b>Address:</b>	<b>1217 Centre Street NW, Unit 205</b>
<b>Zoning:</b>	C-COR1 (Commercial Corridor)
<b>District:</b>	Crescent Heights
<b>Unit 205:</b>	3,420± SqFt
<b>Lease Rate:</b>	\$11.00/SqFt, (\$3,135/mth) with steps
<b>*Promo 1<sup>st</sup> Year:</b>	\$9.00/SqFt (\$2,565/mth)
<b>Op. Cost:</b>	\$13.00/SqFt (\$3,705/mth)
<b>HVAC:</b>	24 hours, 7 days a week
<b>Term:</b>	5-10 years
<b>Available:</b>	Immediate
<b>Parking Ratio:</b>	1:500 SqFt
<b>Parking Cost:</b>	Surface - \$125.00/mth, Underground - \$175.00/mth



**Kimberly Kimball**, Senior Associate

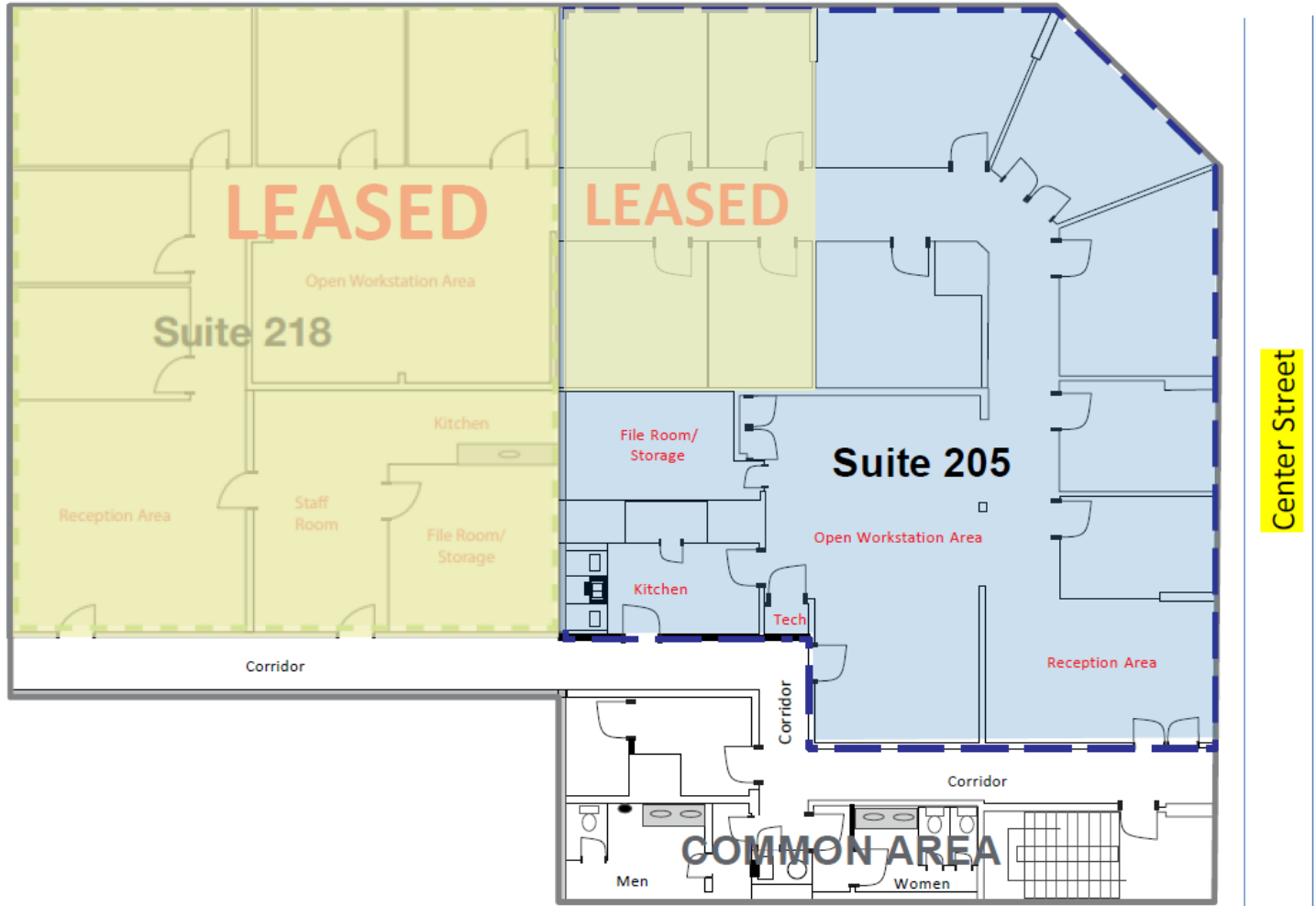
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**\*PROMOTIONAL LEASING RATE OF \$9.00/SqFt (\$2,565/mth) FOR 1<sup>ST</sup> YEAR OF A 5 YEAR LEASE**

- Pinnacle corner office suite with excellent exposure and signage opportunity.
- Would make an excellent real estate, accounting, mortgage, engineering or insurance office.
- Most desirable location in the building, facing directly onto Center Street and 12<sup>th</sup> Avenue.
- Beautifully renovated with excellent access to downtown core and bus routes.
- Currently six (6) private offices, reception, kitchen & bullpen with room for additional offices.
- Secure underground parking and bike storage for tenant's use.
- HVAC hours are 24-hours per day, 7 days a week.
- On-site secure storage available, FOB and intercom entry, and security camera monitored.
- Data Communication – TELUS Fiber and Shaw Cable.
- Surface and underground parking stalls available, plus five (5) visitor parking stalls and on-street parking.
- Numerous restaurants, banks and shopping within walking distance.
- Utilities included in operating costs.



*Floor plans may not be exactly as illustrated and are subject to change.*

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Complete Realty

**11450 – 29<sup>th</sup> Street SE, Unit 201**  
**Calgary, Alberta T2Z 3V5**

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