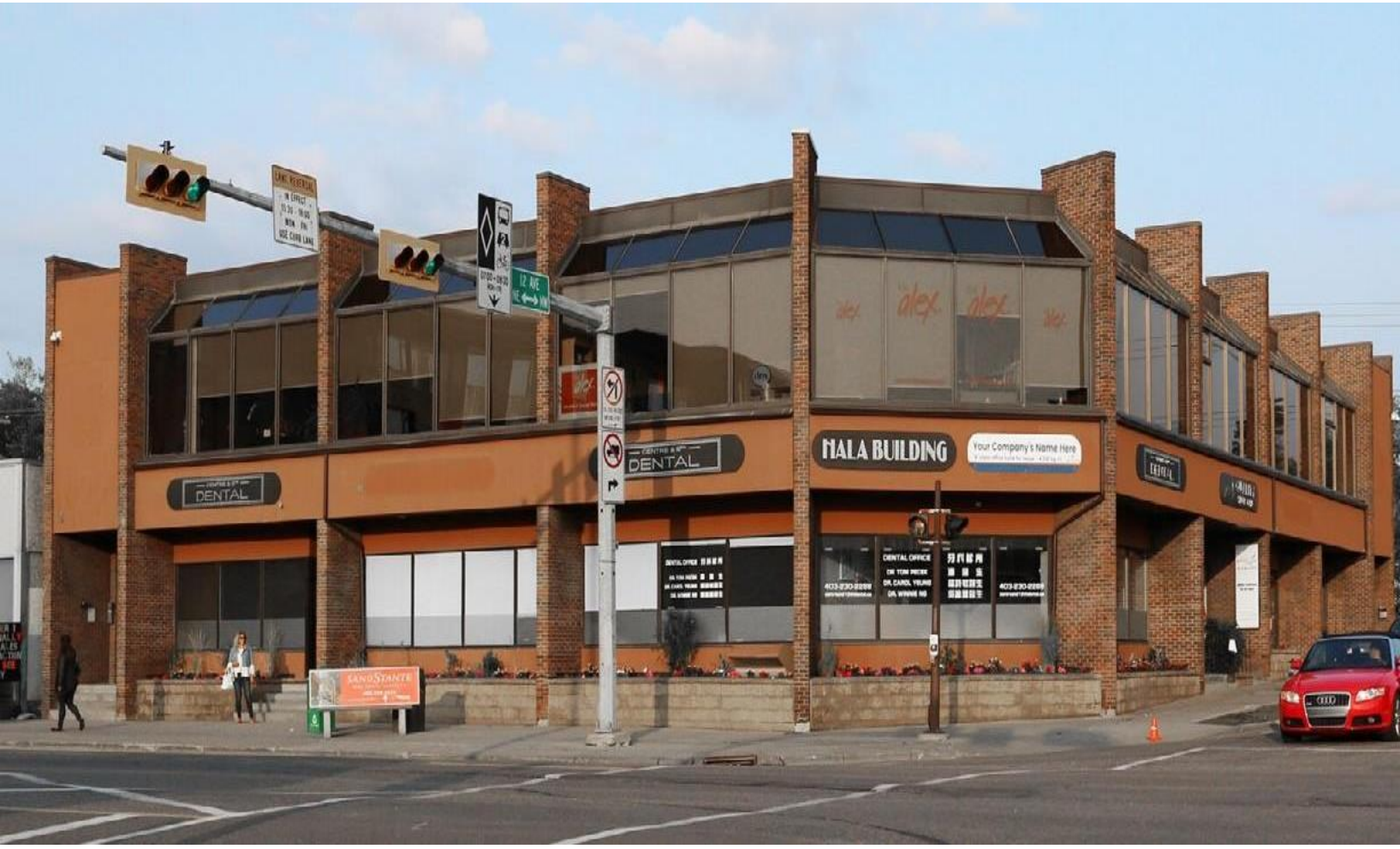
Office For Sublease
107 - 12th Avenue NW

PRESTIGE COMMERCIAL GROUP

RE/MAX COMMERCIAL

Rethinking Commercial Real Estate



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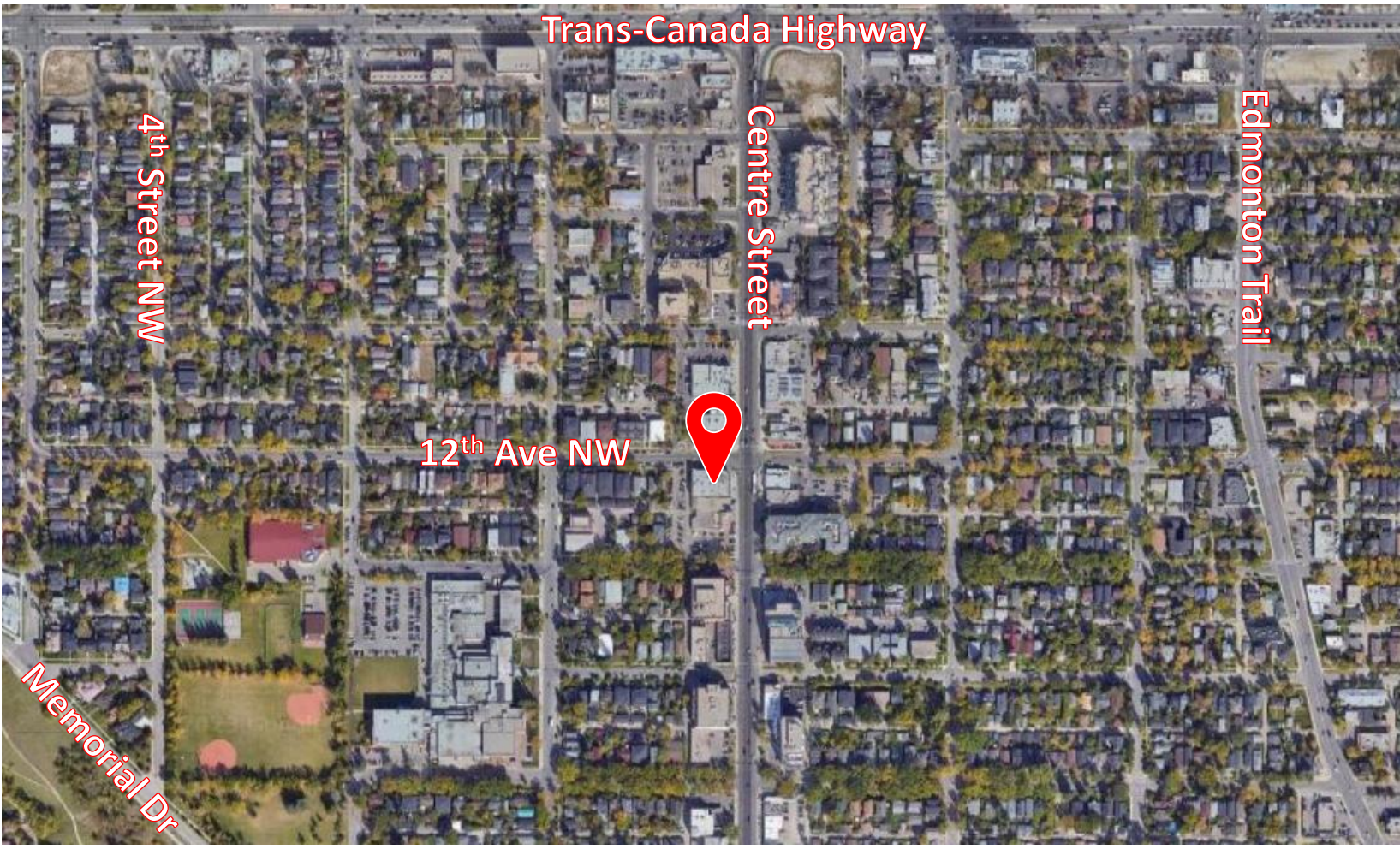

Address:	**107 - 12th Avenue NW**
Zoning:	C-COR1
Subdivision:	Crescent Heights
Parking Ratio:	1:500 SqFt
Parking Cost:	Surface - $125.00/Month, Underground - $175.00/Month
Total Available:	1,104± SqFt
Lease Rate:	$18.00/SqFt
Op. Cost:	$13.50/SqFt
HVAC:	24 hours, 7 days a week
Term:	Until 31 March 2026
Available:	Immediate

- Main floor office/retail space.
- Reception, currently 6 offices, a small Kitchen area, storage room and private washroom.
- Partitions can be removed to open space up for retail uses.
- Numerous restaurants, banks and shopping within walking distance.
- Building on the corner of Centre Street and 12th Avenue NW.
- On bus routes (#2, #3, #300)
- On-site secure storage available, FOB and intercom entry, and security camera monitored.

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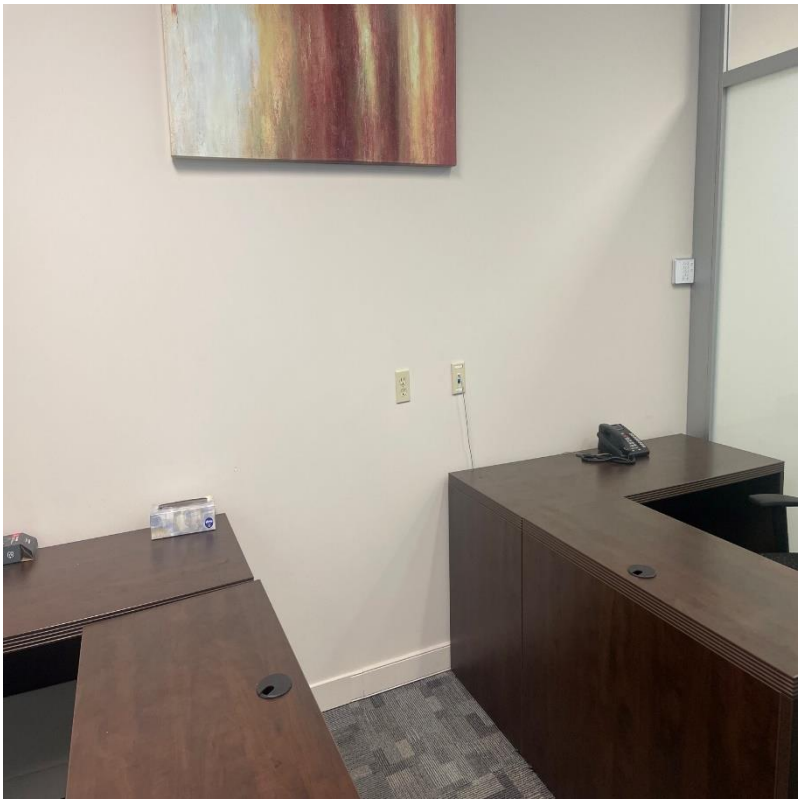

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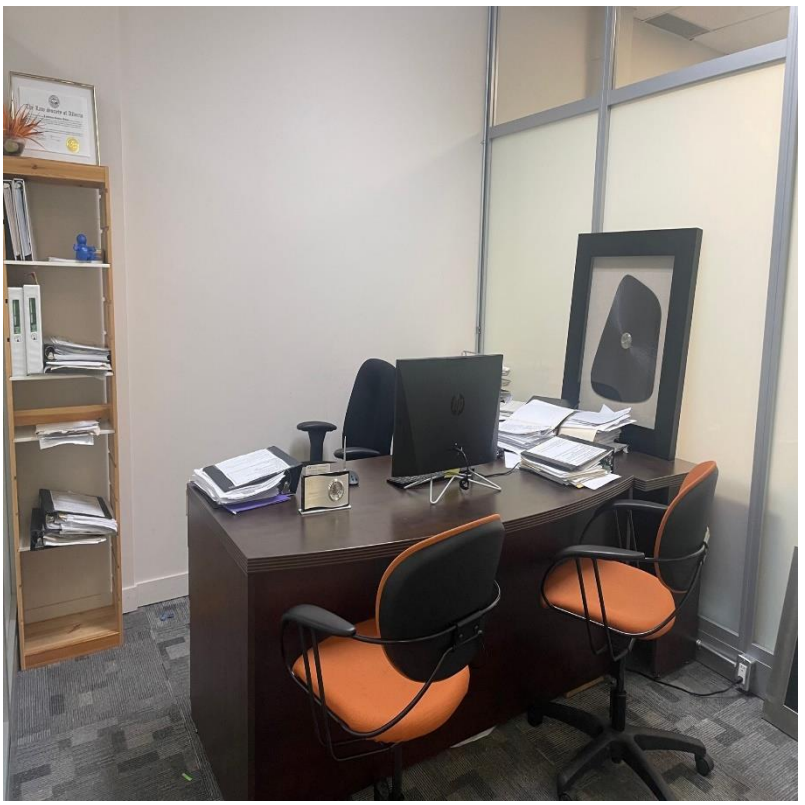

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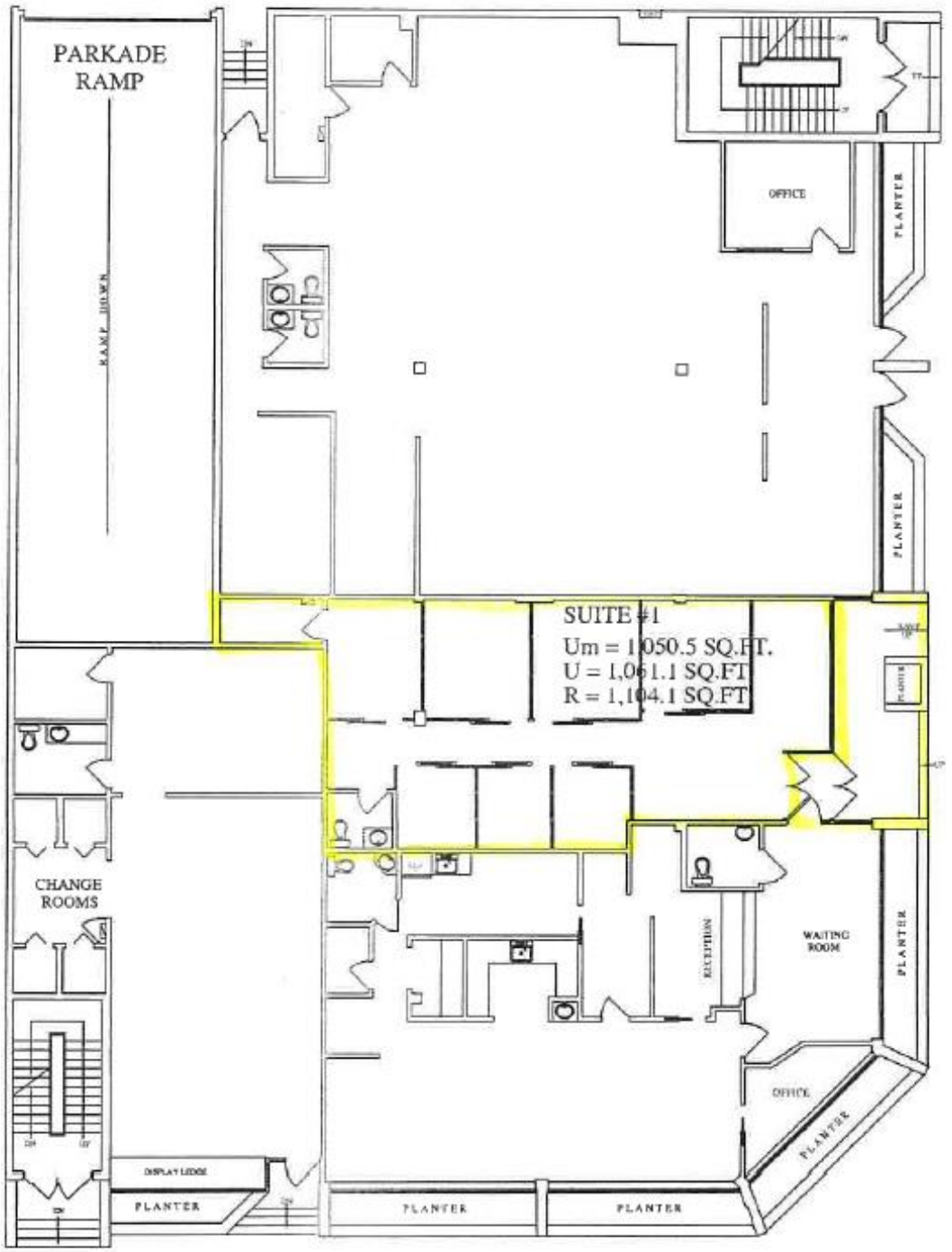

MAIN FLOOR PLAN

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

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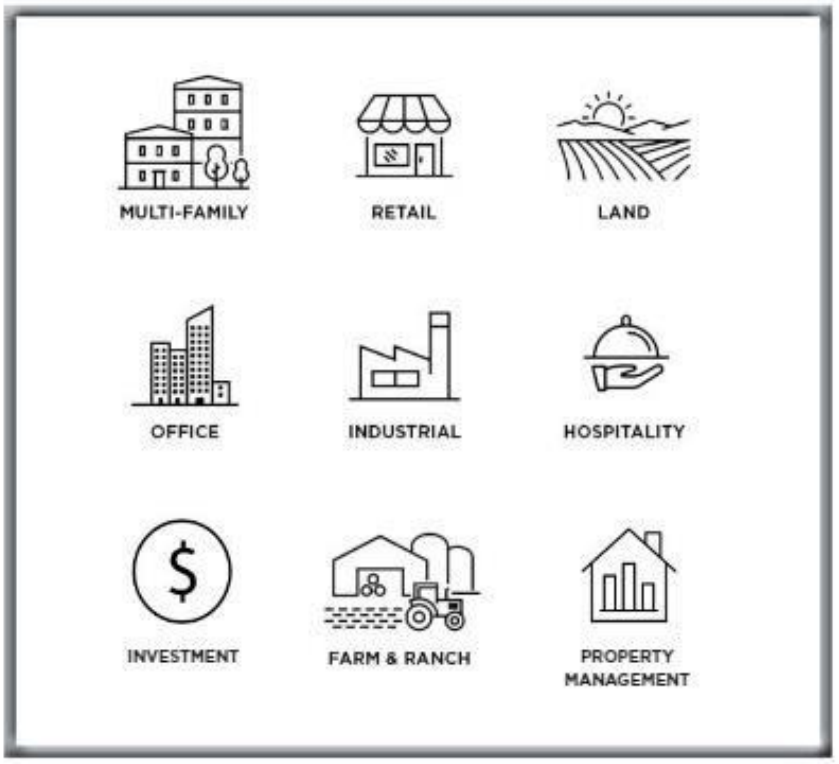
RE/MAX COMMERCIAL AUCTIONS



RE/MAX Complete Realty

11450 – 29th Street SE, Unit 201

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