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## 205, 1217 CENTRE STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
15073


**MLS ID:**  
A1237811

**\$11**



 **KIMBERLY KIMBALL**  
 (403) 701-0459

 **RE/MAX COMPLETE REALTY**  
 403-930-8555

 205, 1217 Centre Street NW, Calgary , Alberta T2E 2R3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 783
<b>Year Built</b> 1978	<b>Lot Size (Acres)</b> 0.10	<b>Lease Amount</b> 11.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-COR1 f2.0h16	<b>Subdivision</b> Crescent Heights
<b>Building Type</b> Office Building	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 3420.00	<b>Building Area (Sq. M.)</b> 317.73
<b>Lot Size (Sq. Ft.)</b> 4318	<b>Construction Type</b> Concrete	<b>Roof</b> Flat,Tar/Gravel
<b>Foundation</b> Poured Concrete	<b>Commercial Amenities</b> Boardroom,Kitchen,Parking-Extra	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	<b>Heating</b> Forced Air,Natural Gas

PROMOTIONAL LEASING RATE OF \$9.00/SqFt (\$2,565/mth) FOR 1ST 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 12th 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.

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