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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

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