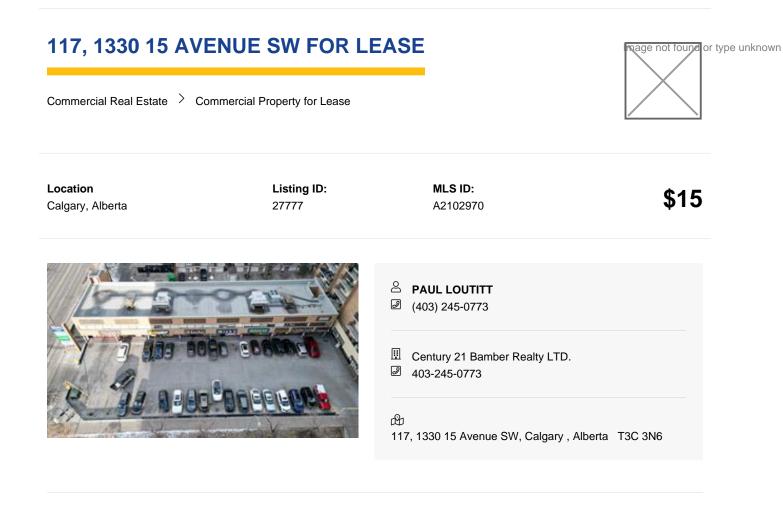


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Transaction Type For Lease

Lease Frequency Annually

Structure Type Low Rise (2-4 stories)

Building Area (Sq. Ft.) 1267.00

Restrictions Board Approval Days On Market 500

Subdivision Beltline

Property Type Commercial

Building Area (Sq. M.) 117.71

Reports Standard form of Lease Lease Amount 15.00

Year Built 1973

Property Sub Type Office

Inclusions NA

Nicely appointed turnkey office of 1,267 sq. ft. on the 2nd floor of a busy retail strip mall, excellent signage exposure. Currently Occupied by a month to month Tenant, notice required. High exposure retail and office leasing opportunity with direct exposure to high traffic 14 Street SW. Wellington square is a mixed use residential high rise apartment building with main floor retail and 2nd floor office/flex units offered at below market rental rates. Creates a strong draw from existing main floor Tenants and built in traffic from residential component. Current Tenant's Include; Calgary Bible Training Centers, Calgary Denture Clinic, IM Chicken, La Babie Nails and Spa, Massage Avenue, Mugs Pub, Pizza 73, Pomme Barber, Subway, TG Juice, Lighthouse Voyage, Urban Grace, Village Church, Wildrose Cleaners, Winks

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