

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 117, 1330 15 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
32006


**MLS ID:**  
A2254876

**\$15**



 **PAUL LOUITT**  
 (403) 245-0773

 Century 21 Bamber Realty LTD.  
 403-245-0773

 117, 1330 15 Avenue SW, Calgary , Alberta T3C 3N6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 5	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Beltline	<b>Year Built</b> 1973
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 1267.00	<b>Building Area (Sq. M.)</b> 117.71	<b>Construction Type</b> Concrete
<b>Inclusions</b> NA	<b>Restrictions</b> Board Approval	<b>Reports</b> Condo/Strata Bylaws

- Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 1,267, 1,298 and 1,318 sq. ft. available - High exposure, high traffic, location with highly visible signage - Vibrant high density corridor, great draw from surrounding multi family and retail - Highly visible signage available - Excellent front double row customer parking and street parking - Below market Net Rental rates High exposure 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 Denture Clinic, Asian Wok Express, IM Chicken, LaBabie Hair Studio, Massage Avenue, Mugs Pub, Pizza, 73, Pomme Barber, Rebel Haus Studio, Ruth Cafe & Restaurant, Subway, Wildrose Drycleaning, Winks, Kimbolino Brazilian Ju Jitsu

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.