



McCall Court

4311 - 12 Street NE, Calgary AB

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**AVISON
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A class single storey office space

McCall Court is well situated at the corner of 44 Avenue NE and 12th Street NE. Surrounded by a strong office and light industrial community, McCall Court offers excellent access, parking and transit accessibility.

McCall Court is the embodiment of efficient design with no gross up, low operating costs and high efficiency mechanical systems. Each tenant can maintain corporate identity with signage and dedicated exterior entrances provided for each unit. Available space comes furnished and fixtured to a high quality. Space is move-in ready and is offered on flexible terms.

McCall Court is the embodiment of sustainable and healthy office design, having achieved BOMA BEST certification. The property also offers ample bicycle parking on site.

Available	Suite 330
Rentable area	15,472 sf
Zoning	I-B
Operating costs	\$10.53 / sf (Utilities)
Asking rent	Market
Occupancy	Immediate
Parking ratio	1: 350 sf
Surface parking	314 stalls



Highly efficient mechanical systems utilize "freeze cooling" for reduced environmental impact and cost savings.



No building common areas means reduced overhead for maintenance and building operations thereby delivering the lowest possible operating expenses.



Private internal washrooms allow full customization and ensure increased security of the premises and for staff.



Each tenancy can maintain their own corporate identity through direct exterior entrances and signage opportunities.



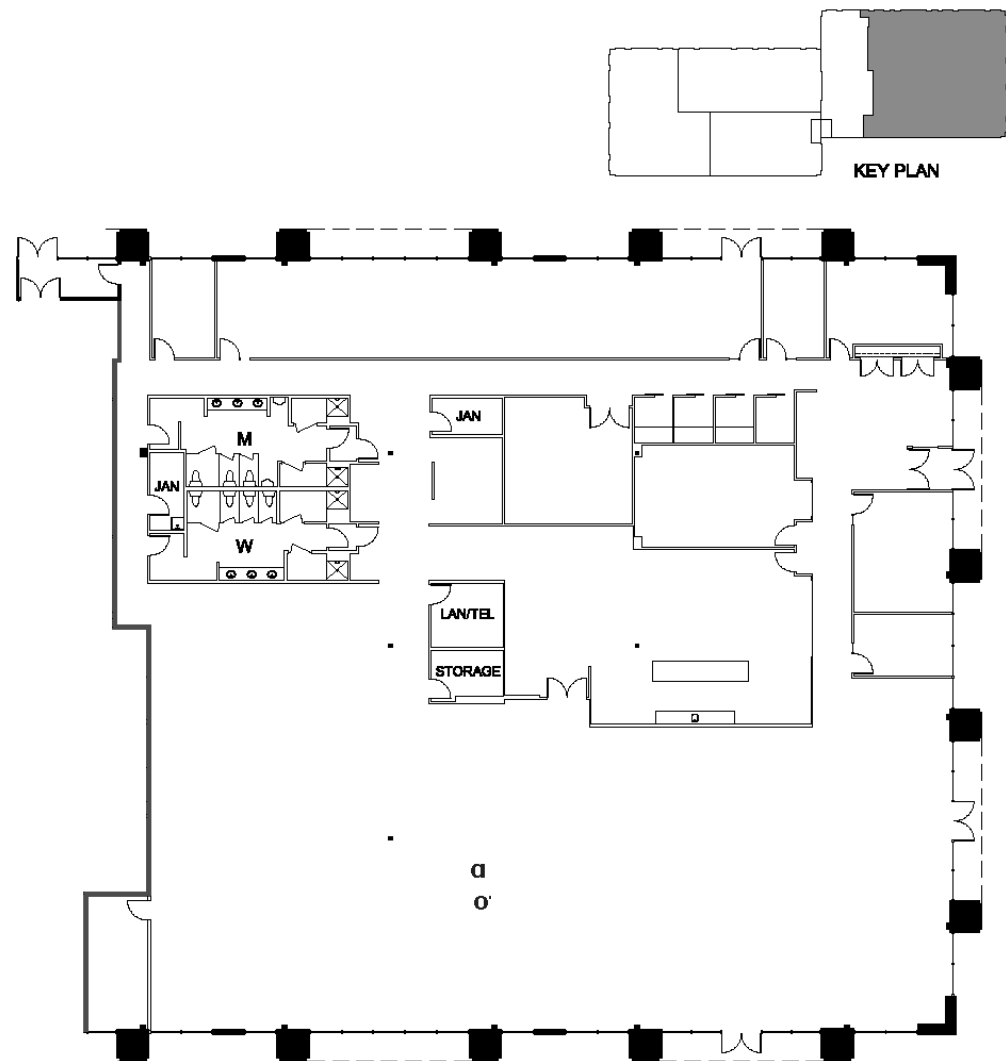
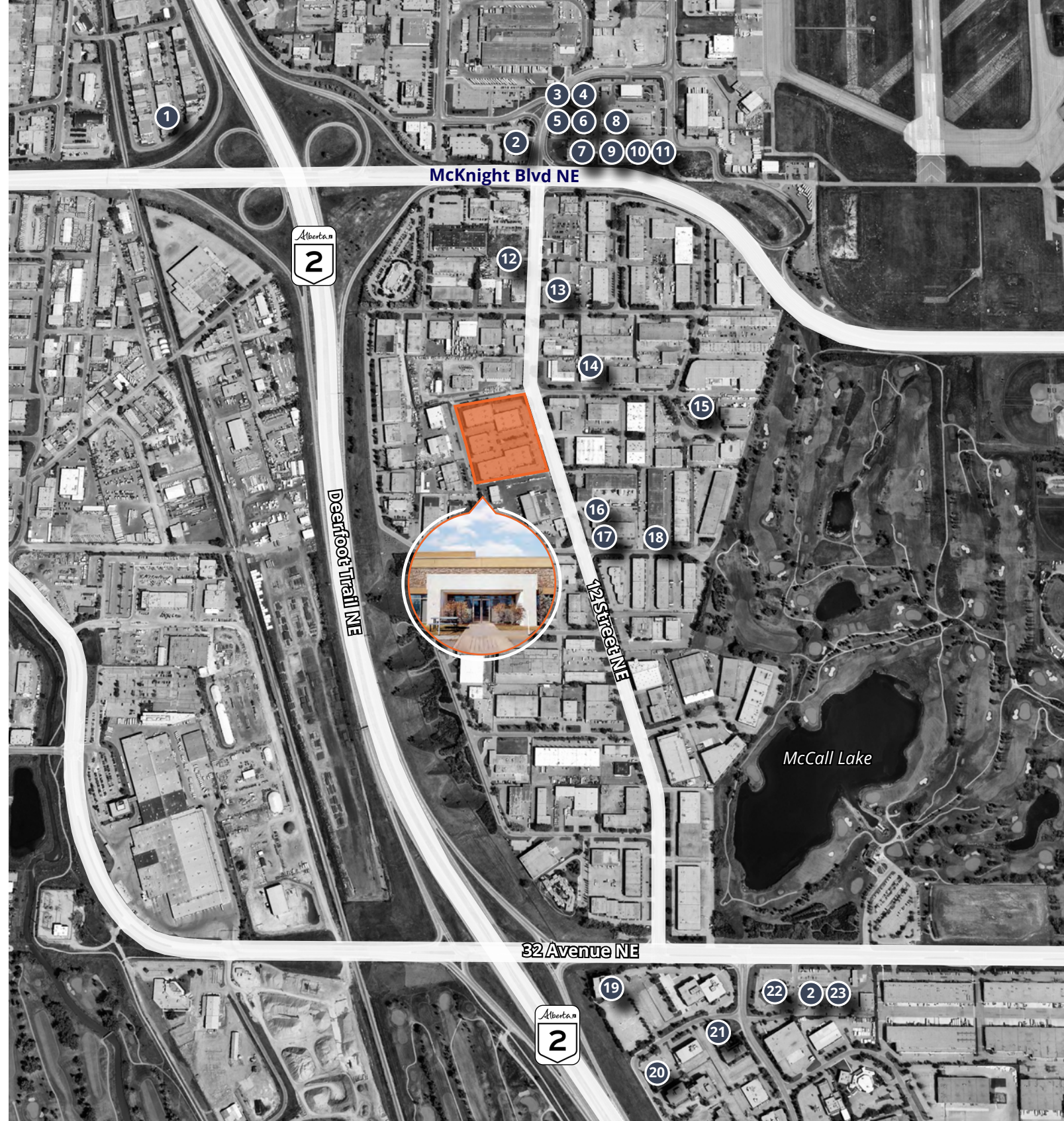
Ample free parking for staff and visitors.



Amenity map and floorplan

For commuters, McCall Court has ample on-site parking that includes bike parking, while being located a short 1-minute walk from public transportation in the form of a bus station around the corner. The property is also located with excellent transport links to 12th Street NE, 32nd Avenue NE, McKnight Boulevard, and Deerfoot Trail.

With easy access to major highways and public transportation, McCall Court is the perfect destination for your next office space. Come and experience McCall Court.



Suite 330 15,472 sf

- 6 Offices
- Open area for workstations
- Large meeting room
- Storage room
- Washrooms
- Kitchen

- | | | |
|--------------------------|------------------------------------|---------------------------------------|
| 1. Kingdom Coffee | 9. Barcelo's Flame Grilled Chicken | 17. Sweet Rice |
| 2. Tim Hortons | 10. Edo Japan | 18. Homey Cafe |
| 3. Starbucks | 11. Popeyes Louisiana Kitchen | 19. Fresh-adilla Deerfoot Cafe |
| 4. Subway | 12. Grace of India | 20. Austrian Canadian Cultural Centre |
| 5. Fatburger | 13. Mamak Dang Malaysian Cuisine | 21. Fresh Taste Corner |
| 6. Ricky's All Day Grill | 14. Minhas Micro Brewery | 22. Royal Bank of Canada (RBC) |
| 7. McDonald's | 15. Fierce Fitness Calgary | 23. Beckham's Pub & Eatery |
| 8. OPA! of Greece | 16. Zero Issue Brewery | |

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For more information on
this opportunity, please
call or visit us online.

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