

AVISON
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For lease

Vista Heights

1925 - 18 Avenue NE, Calgary, AB

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The opportunity

The Vista Heights Office Complex is a rare Class A office opportunity in a highly sought after NE community. Its convenient location provides easy access to Deerfoot Trail, Barlow Trail, and 16th Avenue, and is only a 10 minute drive to Downtown Calgary and a 15 minute drive to the YYC International Airport.









Among the amenities are an on-site fitness facility, daycare, and rooftop patio with spectacular views of the mountains and Calgary skyline. Upon entry, tenants and visitors are welcomed by a full height atrium with a significant amount of natural light.

It is home to a range of business including: professional services, insurance, petroleum services, and more.

Property overview

Address	1925 - 18 Avenue NE, Calgary, AB
Operating costs	\$10.56
Property tax	\$2.89
Total operating costs (2024)	\$13.45
Parking ratio	1 : 257 sf
Underground parking	\$195/month
Covered parking	\$95/month
Surface parking	\$80/month

Property highlights

-  Fiber available - Shaw Communications
-  State of the art fitness facility
-  On-site daycare
-  On-site café
-  Rooftop patio for tenant use
-  24-7 security
-  Bus Routes: #19 #33 #303 #745 #872
-  Adjacent to multiple bike paths with secure bike storage

Available space

Available in Building A

Suite 101A	4,745 sf
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Demisable
to 3,745 sf

Available in Buidling B

Suite 112	4,336 sf
Suite 118	5,012 sf
Suite 225	2,208 sf
Suite 201	16,037 sf
Suite 240	16,710 sf
Suite 250	6,591 sf
Suite 301	26,286 sf
Suite 323	4,992 sf
Suite 325	16,239 sf
Suite 400	25,893 sf

Contiguous
to 39,338 sf

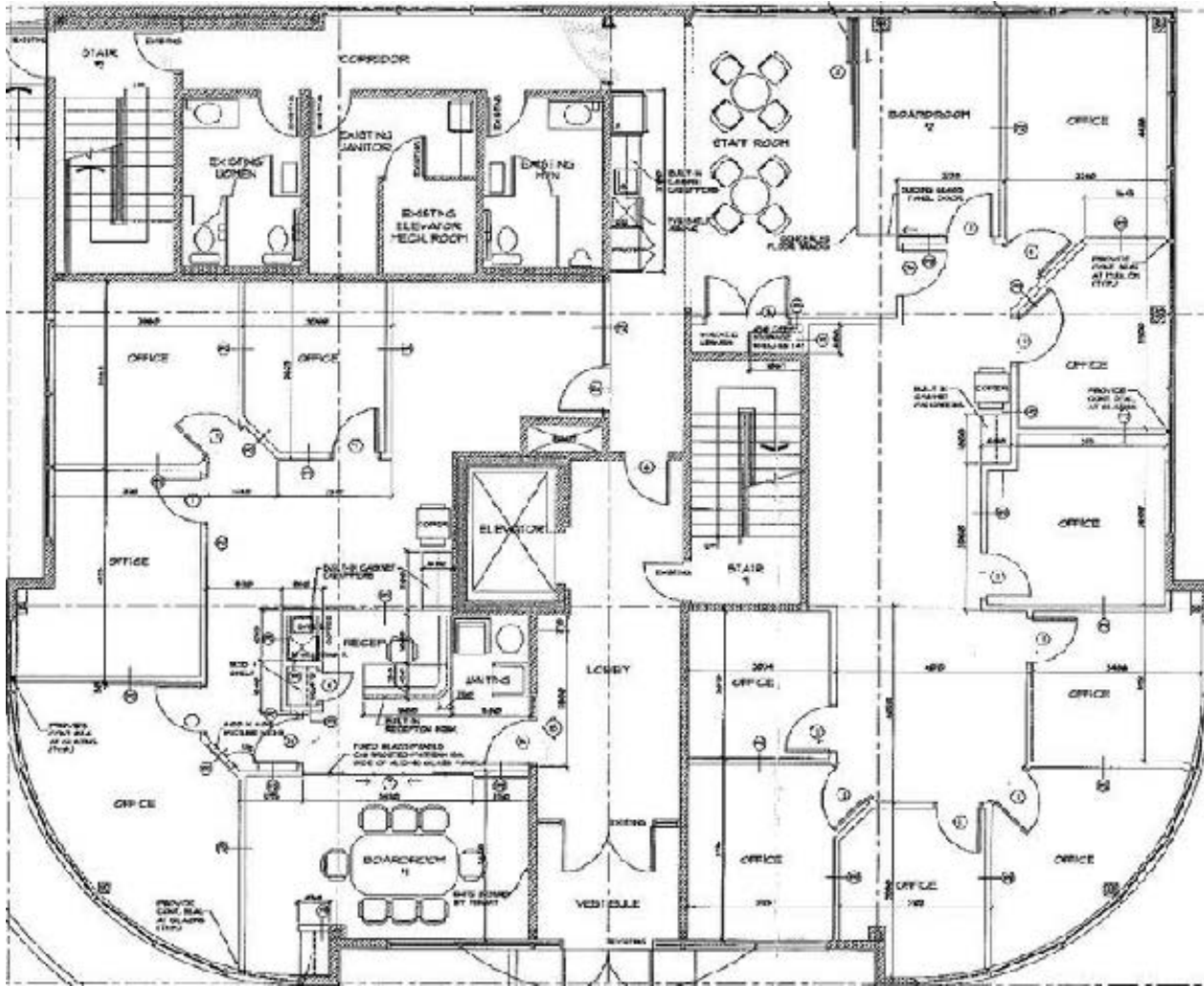
Contiguous
to 47,517 sf



Building A Availability

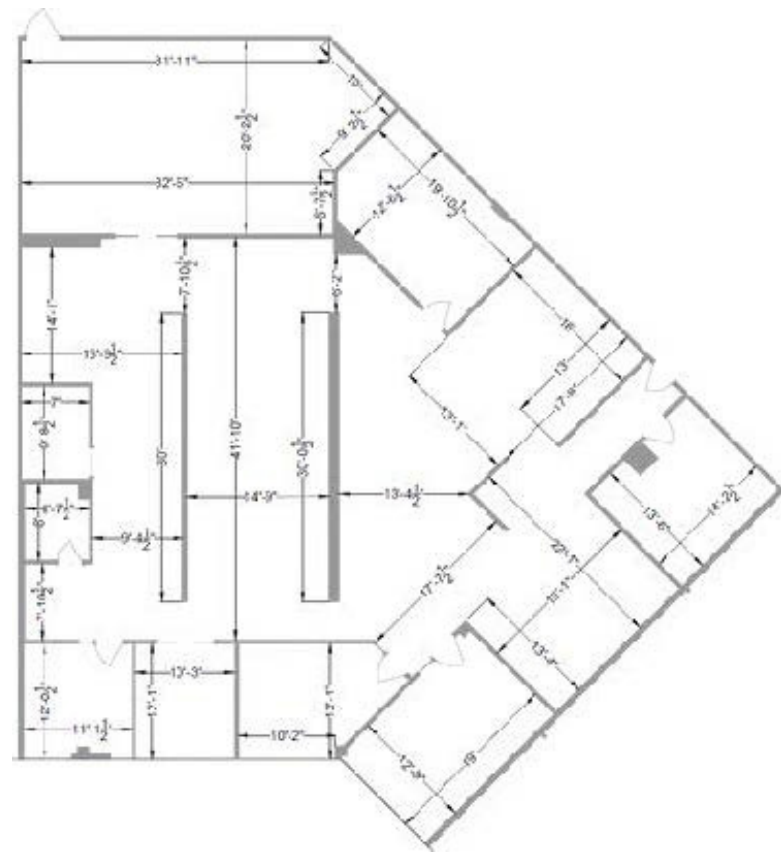
Suite 101A ————— 4,745 sf

- 12 offices
- 2 boardrooms
- Staff room
- Janitor room
- Reception area
- Open area



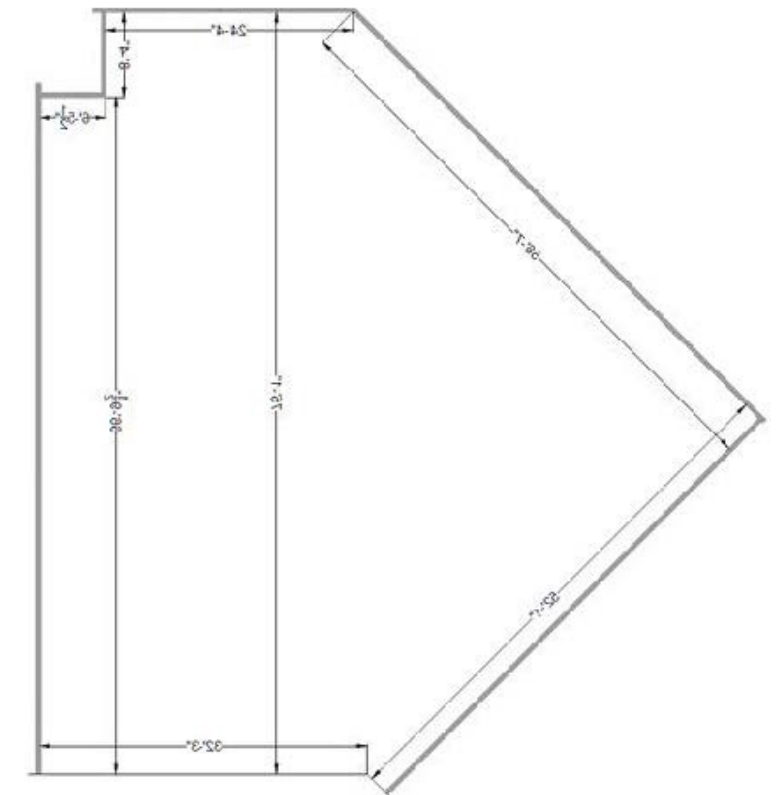
Main Floor Availability

- 4 offices
- Open area for workstations
- Meeting room
- Storage room
- Boardroom
- Kitchen



Main Floor Availability

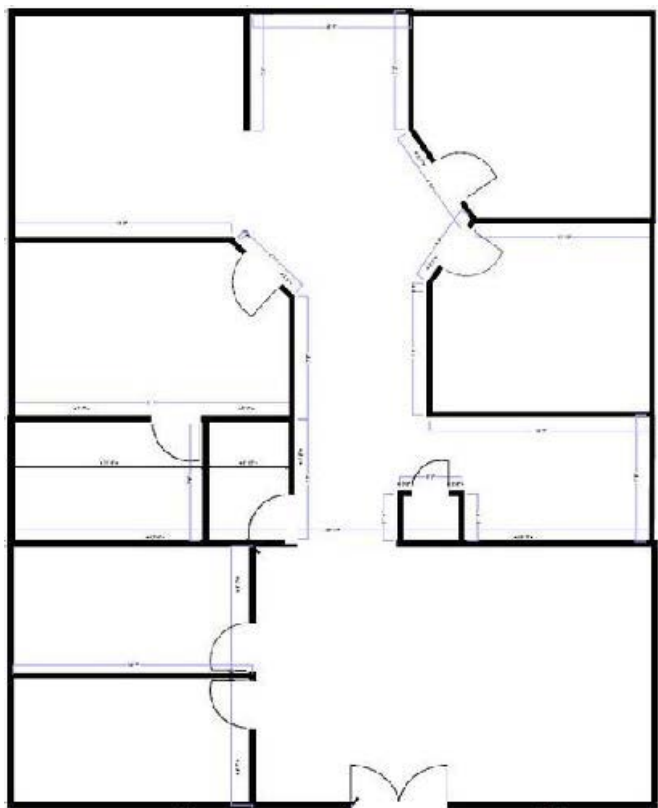
- Base building condition



Second Floor Availability

Suite 225 ————— 2,208 sf

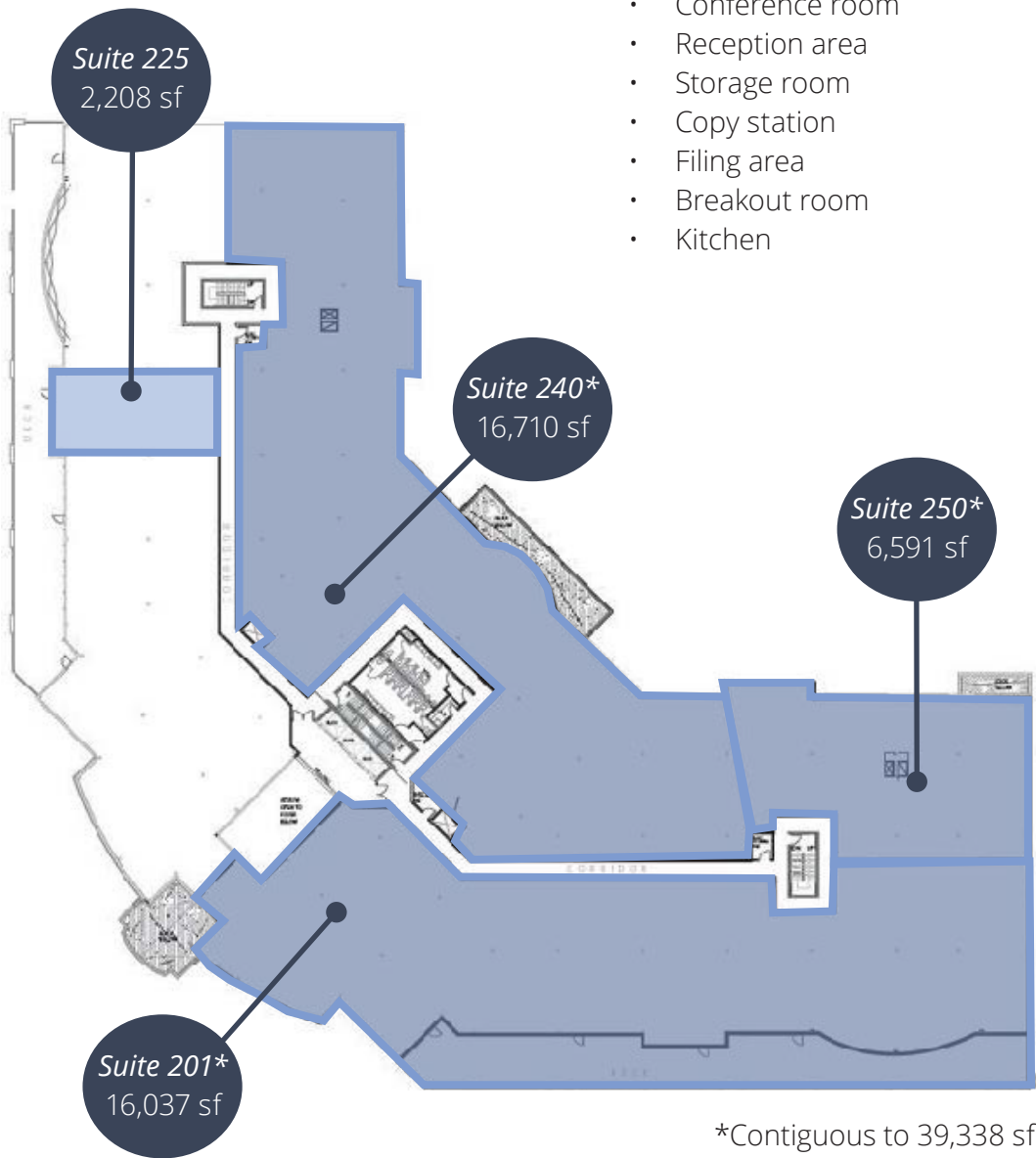
- 5 offices
- Reception
- Kitchenette
- Open area
- Stroage



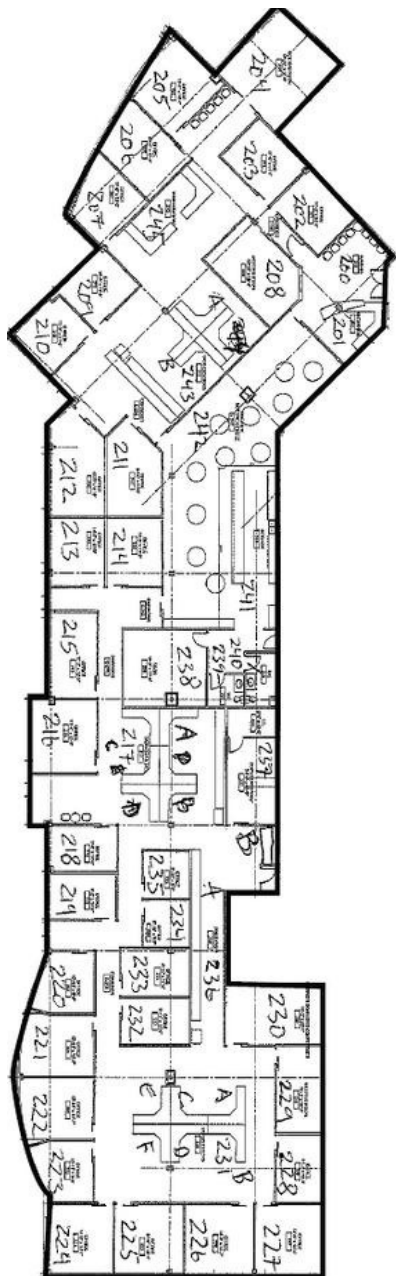
Second Floor Availability

Suite 201 ————— 16,037 sf

- 28 offices
- Open area for workstations
- 2 Meeting rooms
- Conference room
- Reception area
- Storage room
- Copy station
- Filing area
- Breakout room
- Kitchen



*Contiguous to 39,338 sf

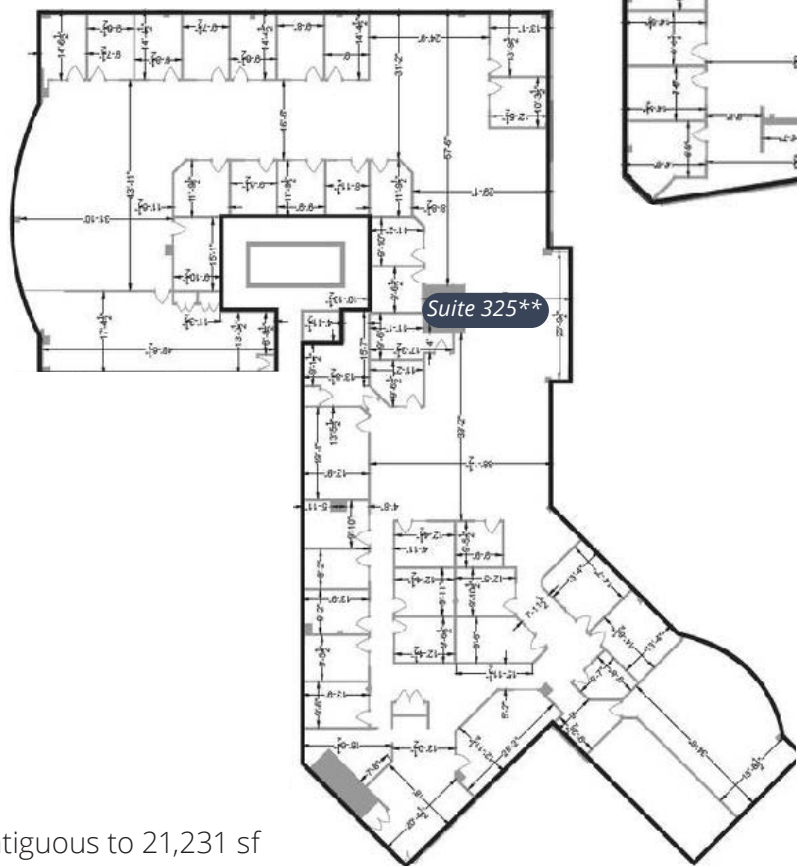


Third Floor Availability

Suite 323/325 ————— 21,231 sf

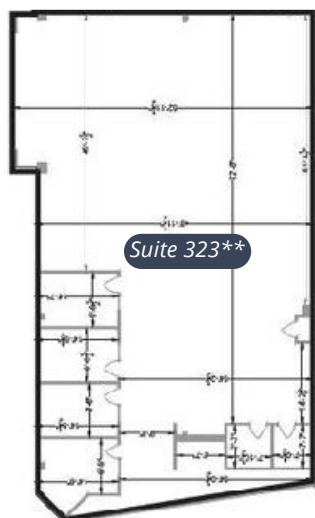
Suite 325 | 16,235 sf

- 4 offices
- Open area
- Conference room
- Kitchen
- 1 Boardroom
- Sitting area
- Filing area
- Reception
- Downtown skyline views
- Server room



Suite 323 | 4,992 sf

- 4 offices
- Large open area
- 2 storage rooms

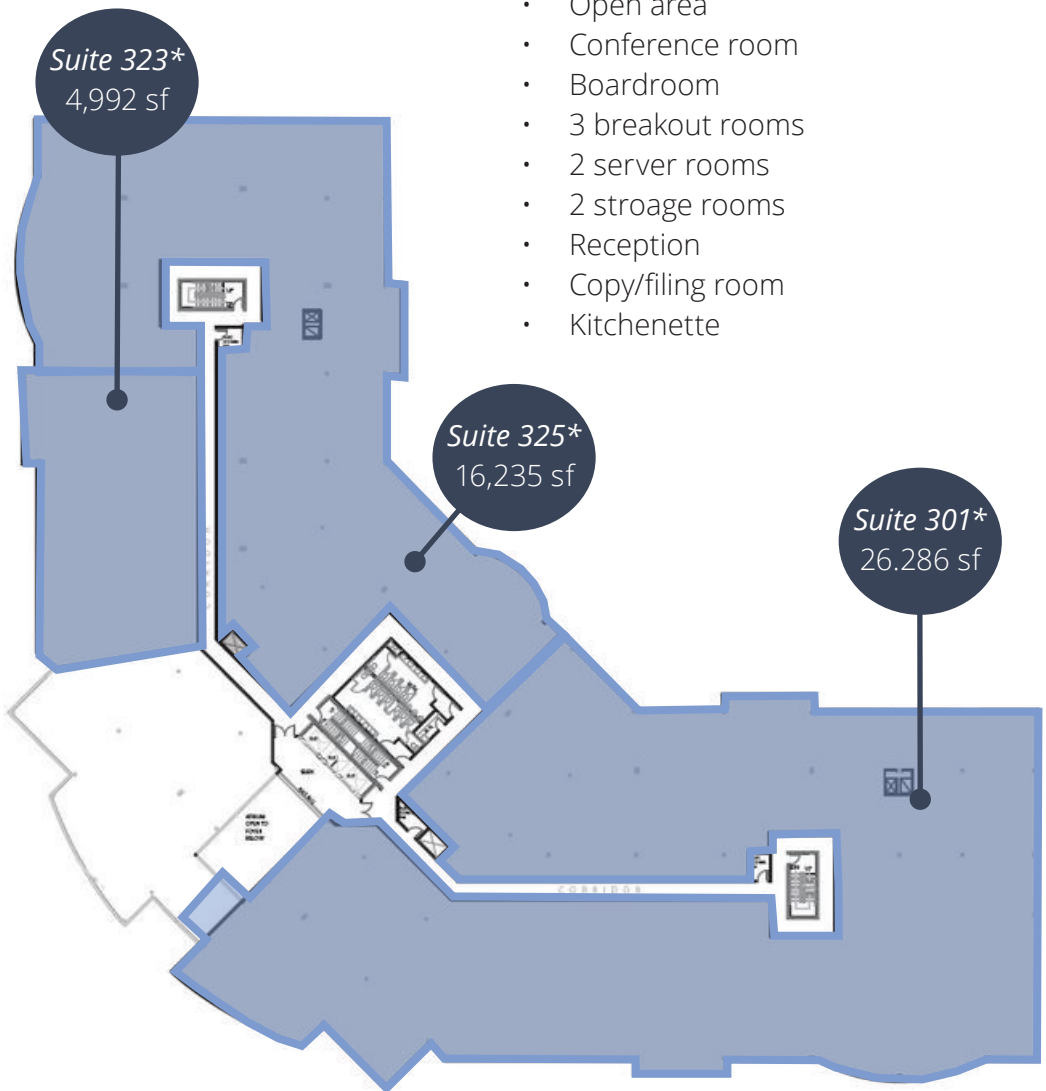


**Contiguous to 21,231 sf

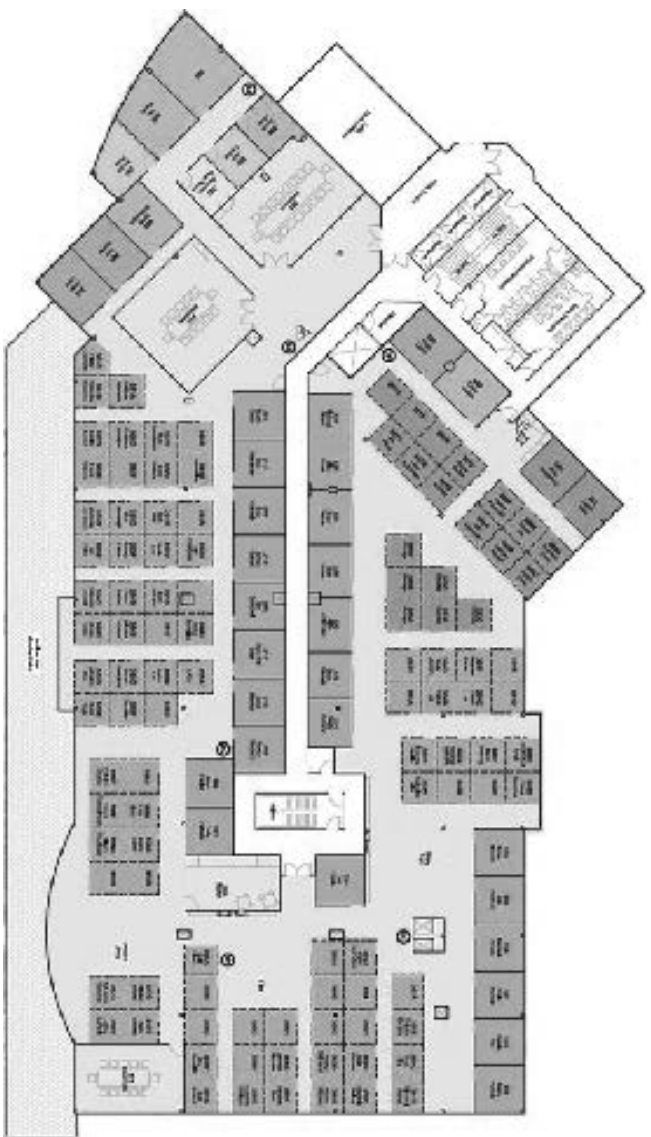
Third Floor Availability

Suite 301 ————— 26,286 sf

- 11 exterior offices
- 19 interior offices
- 2 kitchens
- Open area
- Conference room
- Boardroom
- 3 breakout rooms
- 2 server rooms
- 2 storage rooms
- Reception
- Copy/filing room
- Kitchenette



*Contiguous to 47,517 sf



Fourth Floor Availability

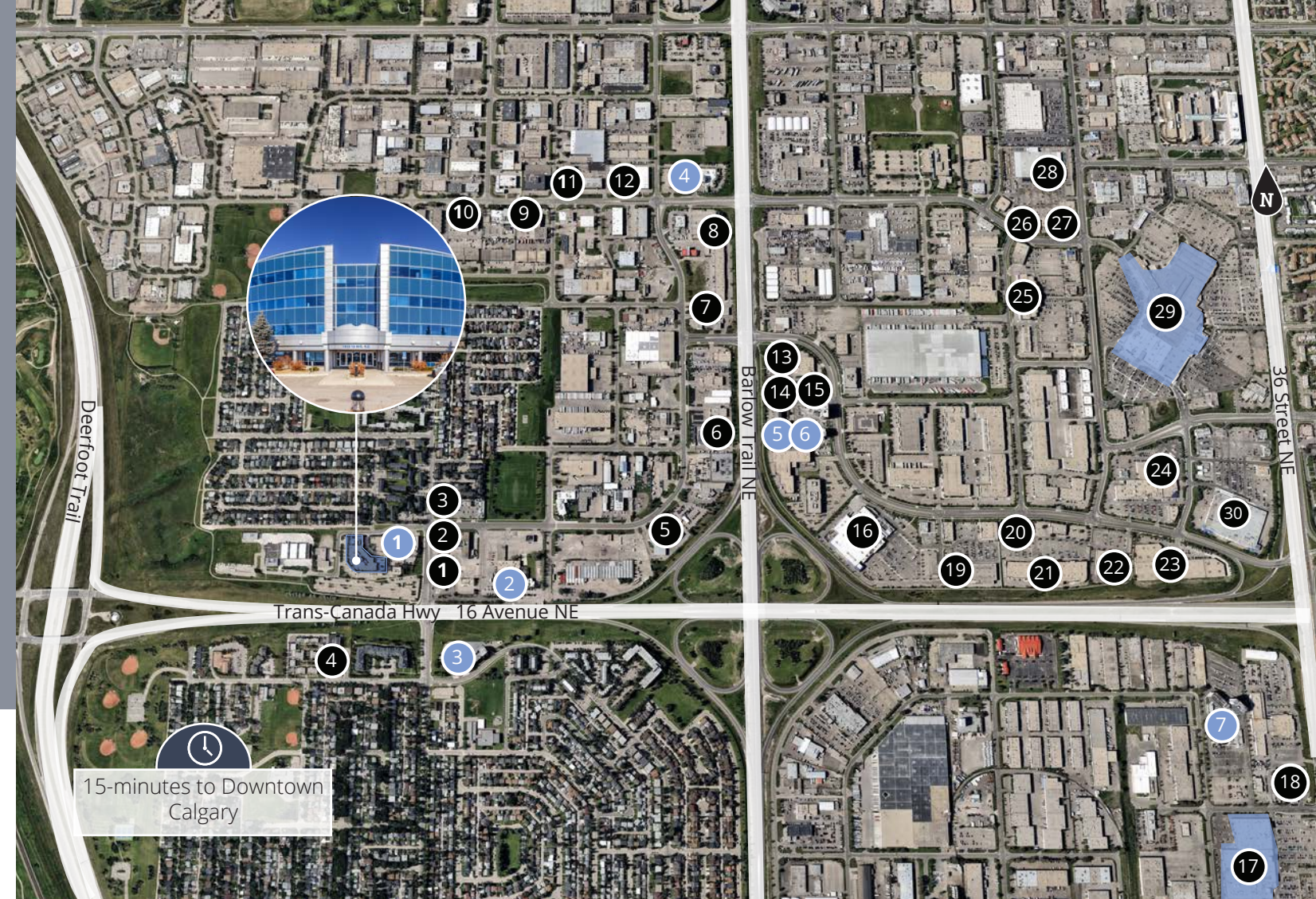
Suite 400 ————— 25,893 sf

- 31 offices
- Open area
- Kitchen
- Storage room
- Boardroom
- Conference room
- IT room
- Reception
- Filing area
- Copy area



Fourth Floor Availability





Nearby amenities

● Restaurants & Shopping

1. Denny's
2. White Elephant Thai Cuisine & Sport Bar
3. Subway
4. Bamboo Gardens
5. Flower Chix Calgary
6. Public Storage
7. Biryani Pot
8. Shark Club Sports Bar & Grill
9. Ginger Garlic South Indian
10. Little Saigon Bistro
11. Pathway Burgers & Momos
12. Taqueria El Chefe
13. McDonald's
14. Tim Hortons
15. Garden Italy
16. Lowes
17. Pacific Place Shopping Mall
18. McDonald's
19. DollarTree

20. Booster Juice
21. HomeSense
22. Lucky Supermarket
23. The Brick
24. TD Canada Trust
25. Cineplex
26. CIBC
27. Wendy's
28. Rona
29. Sunridge Mall
30. Real Canadian Superstore

● Hotels

1. Best West Airport Inn
2. DoubleTree by Hilton
3. Holiday Inn
4. Royal Hotel by Wyndham
5. Staybridge Suites
6. Four Points by Sheraton
7. Best Western

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If you would like more information on any of our services, please call or visit us online.

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