



Colliers



Low Operating Costs

7260 12 St SE, Calgary | Alberta

# Main & Second Floor Office Space **for Lease**

New Main Floor Availability

## Chris Law

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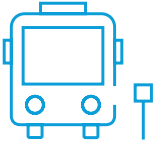
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# Property Overview

Address	7260 12 St SE, Calgary, AB
Year Built	1982
Parking	Free Surface   1:500 square feet (office only)
Zoning	I-C, Industrial Commercial
Rentable Area	Suite 140: 2,750 SF (New Main Floor Availability) Suite 208: 5,659 SF (Demising Options Available)
Rates	Market
Op Costs	Office: \$13.82 (est. 2025) - Includes in-suite janitorial, utilities, management fees and property taxes
Availability	Suite 140: January 1, 2026 Suite 208: Immediate
Comments	<ul style="list-style-type: none"><li>Free Surface Parking</li><li>Adjacent to Deerfoot Trail &amp; Glenmore Trail</li><li>Signage Opportunity with Direct Deerfoot Exposure</li><li>Tenant Shower Facilities</li><li>Low Operating Costs</li><li>Numerous Nearby Amenities</li><li>Handicap Lift</li><li>On-Site Daycare Coming Soon</li></ul>


## Key Highlights




Four minute walk from bus routes 43 & 149



Close proximity to Deerfoot Meadows Shopping Mall



Adjacent to Deerfoot Trail & Glenmore Trail



Numerous restaurants and fast food amenities nearby

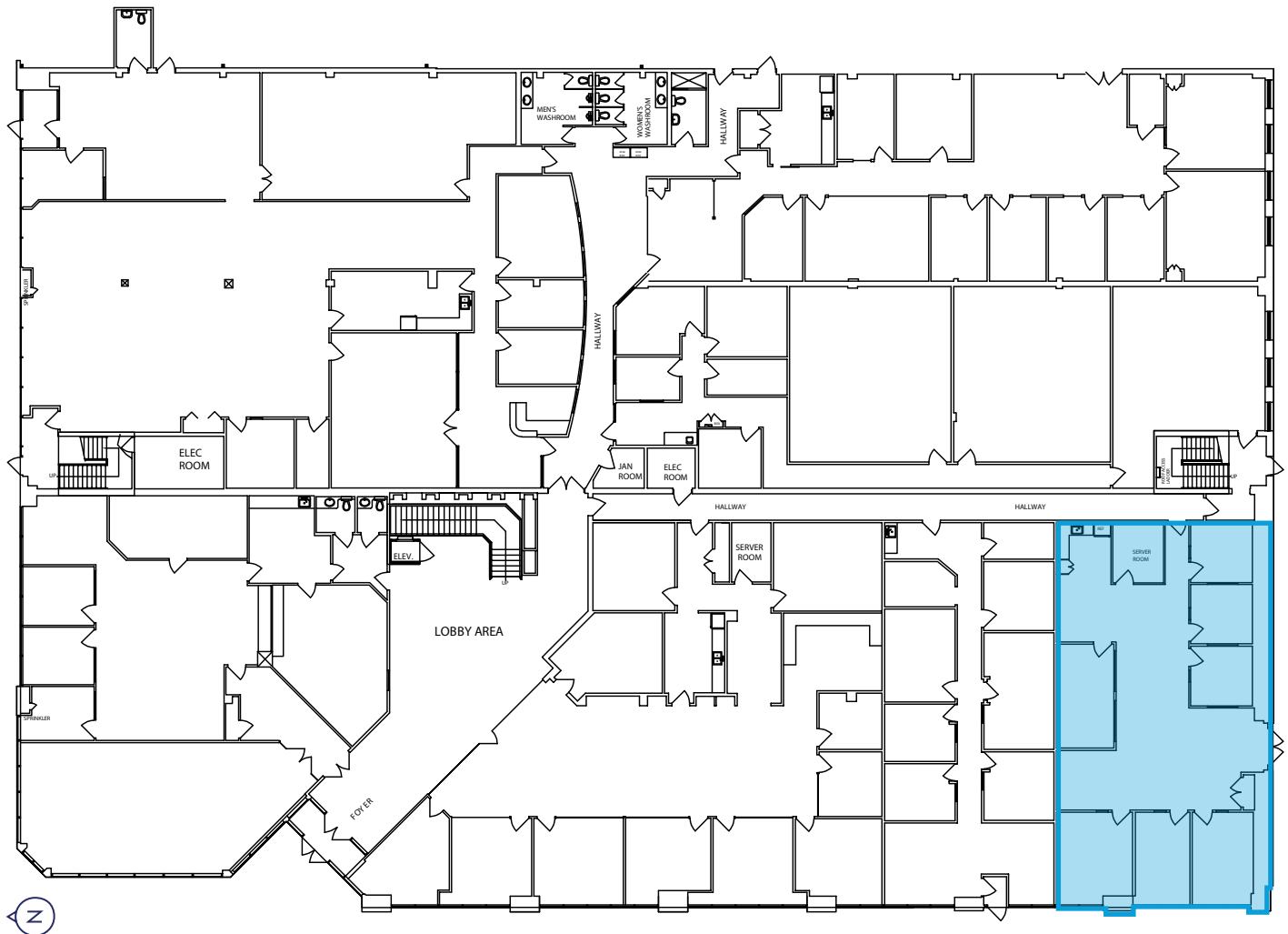




# Floor Plan - Main Floor

Suite 140

2,750 SF available



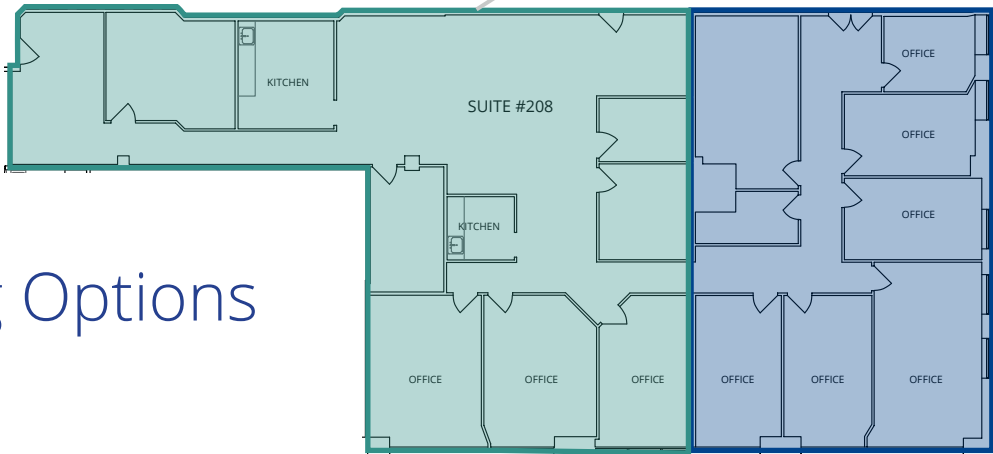
- Private Entrance
- Direct Access to Assigned Parking Stalls
- 6 Offices
- Storage Room
- Kitchenette
- Boardroom

# Floor Plan - Second Floor

Suite 208  
5,659 SF available



Demising Options  
to Approx. 2,500 SF

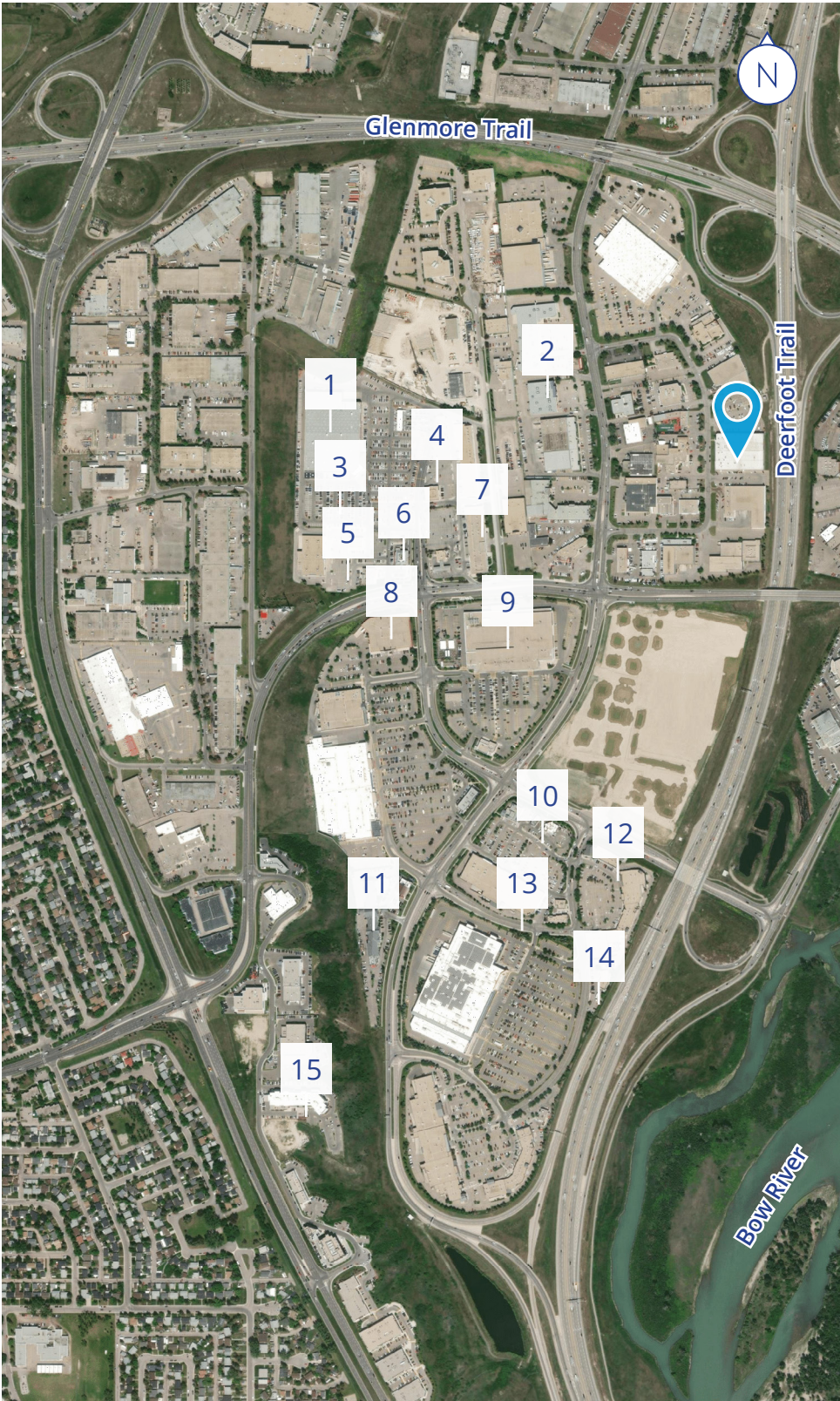


Option 1

Option 2



# Surrounding Amenities



- |   |                          |
|---|--------------------------|
| 1   | Costco Wholesale         |
| 2   | Benny's Breakfast Bar    |
| 3   | Noodlebox                |
| 4   | Extreme Pita             |
| 5   | Boston Pizza             |
| 6   | Wendy's                  |
| 7   | Dollarama                |
| 8   | The Brick                |
| 9   | Real Canadian Superstore |
| 10  | Starbucks                |
| 11  | Sandman Hotel and Suites |
| 12  | Five Guys                |
| 13  | Deerfoot Meadows Mall    |
| 14  | The Chopped Leaf         |
| 15  | Holiday Inn & Suites     |
|  | 7260 12 Street SE        |





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