



Colliers



Low Operating Costs

7260 12 St SE, Calgary | Alberta

Second Floor Office Space **for Lease**

Renovations Complete & On-site Daycare Coming Soon

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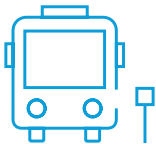
Property Overview

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 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: Leased Suite 208: Immediate
Comments	<ul style="list-style-type: none">• Revonations Complete (Whitebox & LED lighting upgrades)• Free Surface Parking• Adjacent to Deerfoot Trail & Glenmore Trail• Signage Opportunity with Direct Deerfoot Exposure• Tenant Shower Facilities• Low Operating Costs• Numerous Nearby Amenities• Handicap Lift• On-Site Daycare Coming Soon

Key Highlights



Numerous restaurants and fast food amenities nearby



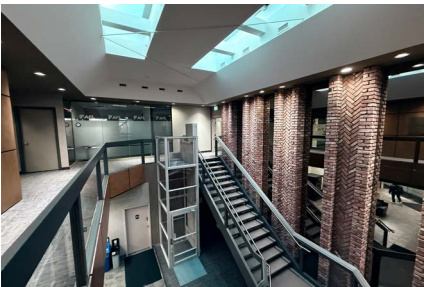
Four minute walk from bus routes 43 & 149

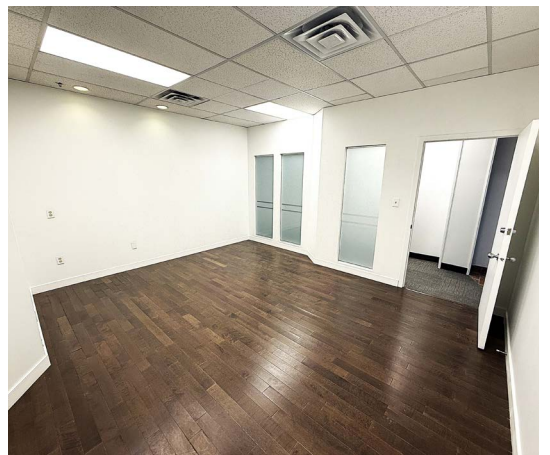
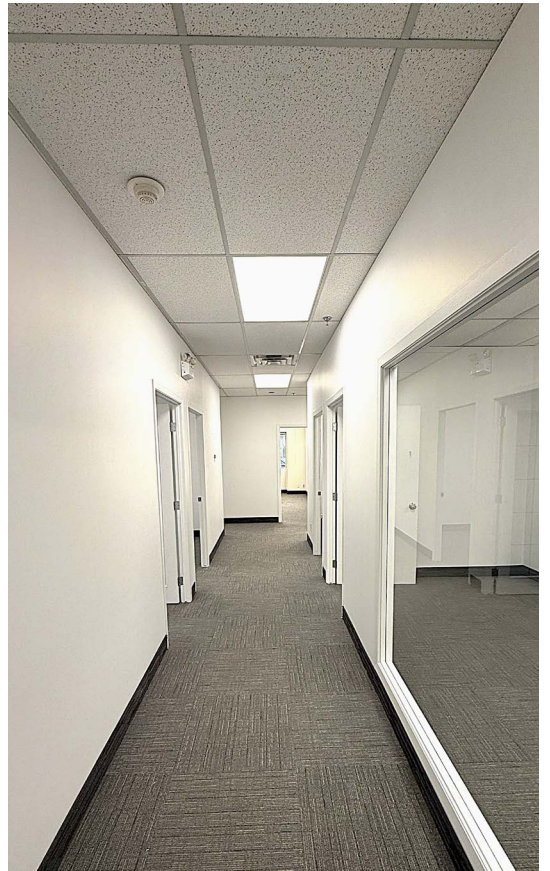


Adjacent to Deerfoot Trail & Glenmore Trail



Close proximity to Deerfoot Meadows Shopping Mall



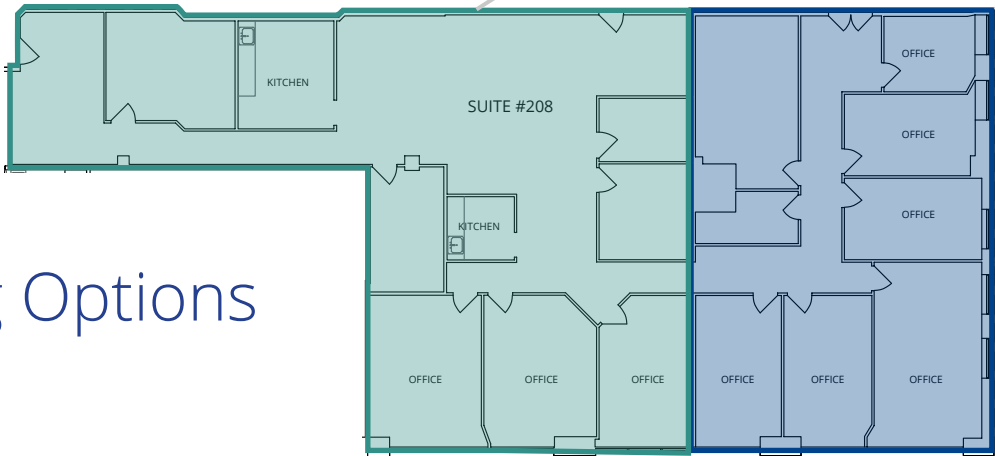


Floor Plan - Second Floor

Suite 208
5,659 SF available



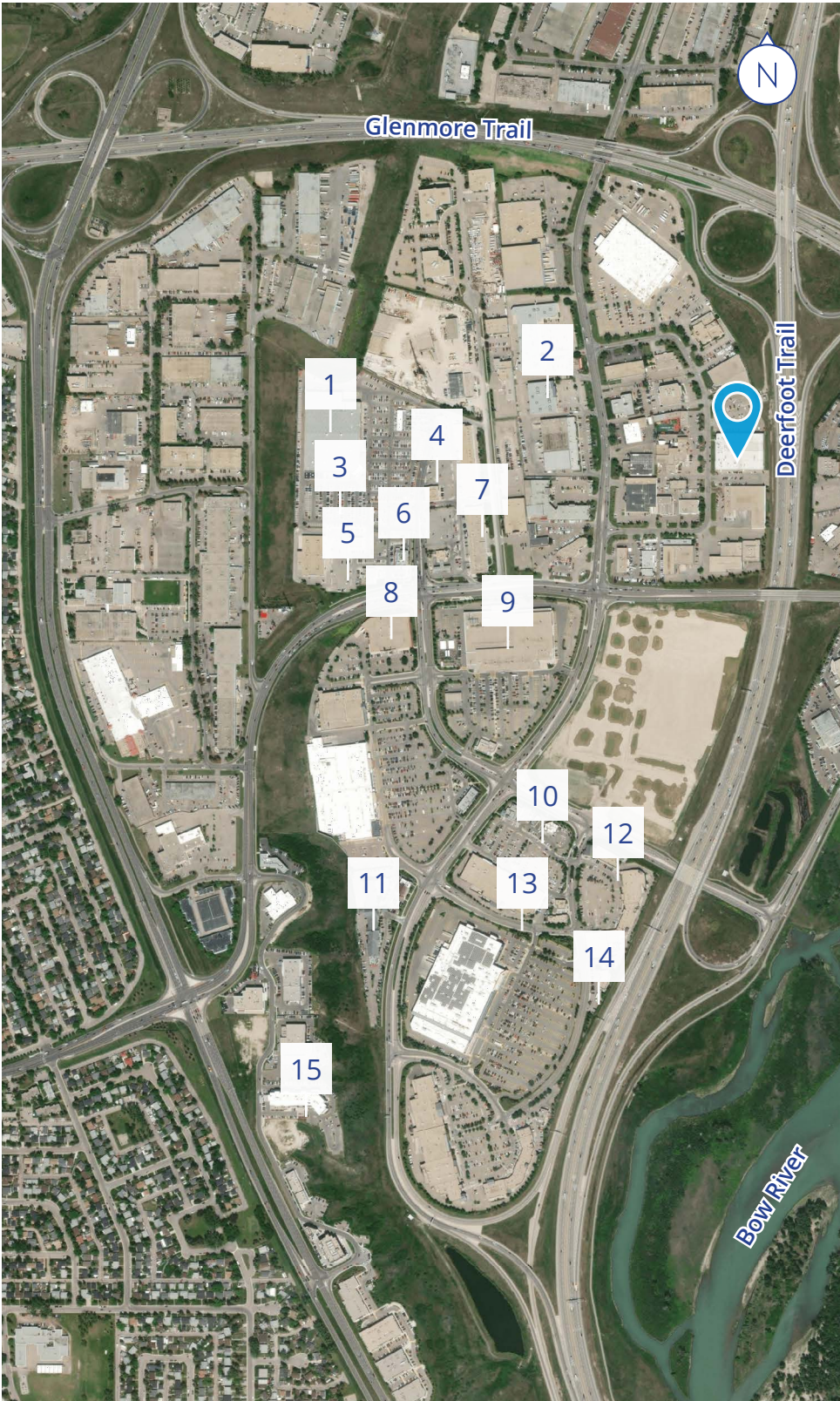
Demising Options to Approx. 2,500 SF



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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