

3115 12 Street NE

CALGARY, AB

FOR LEASE



POTENTIAL SIGN OPPORTUNITY!

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CBRE


PROPERTY DESCRIPTION

Year Built	1982
Space Available	Suite 101: 1,465 SF
	Suite 205: 2,587 SF
	Suite 300: 4,035 SF
	Suite 305: 4,703 SF
	Suite 310: 2,629 SF
	Suite 300 & 305 are contiguous 8,738 SF
	Suite 305 is move-in ready
Basic Rent	Market
Operating Costs	\$14.50 per SF (2025)
Availability	Immediately
Term	Flexible (from 1-10 years)
Parking	1 per 500 SF
	170 surface stalls



PROPERTY HIGHLIGHTS

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Easy access to 32nd Ave NE & Deerfoot Trail
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Attractive rates and inducements available
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Non-exclusive building signage available
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15 minute drive to Calgary Airport
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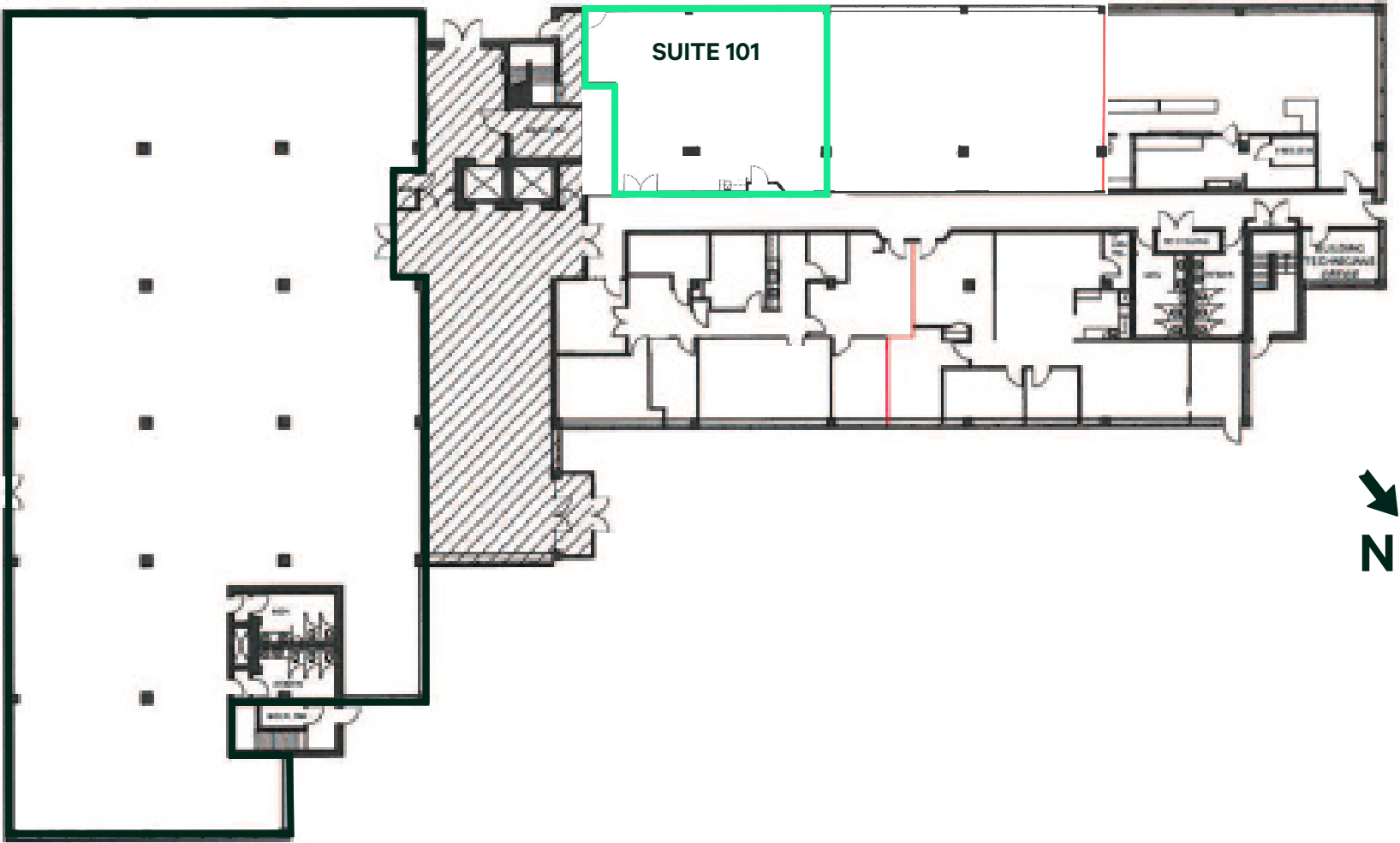
15 minute drive to Downtown Calgary
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Within walking distance to amenities such as Tim Hortons, Shell and RBC
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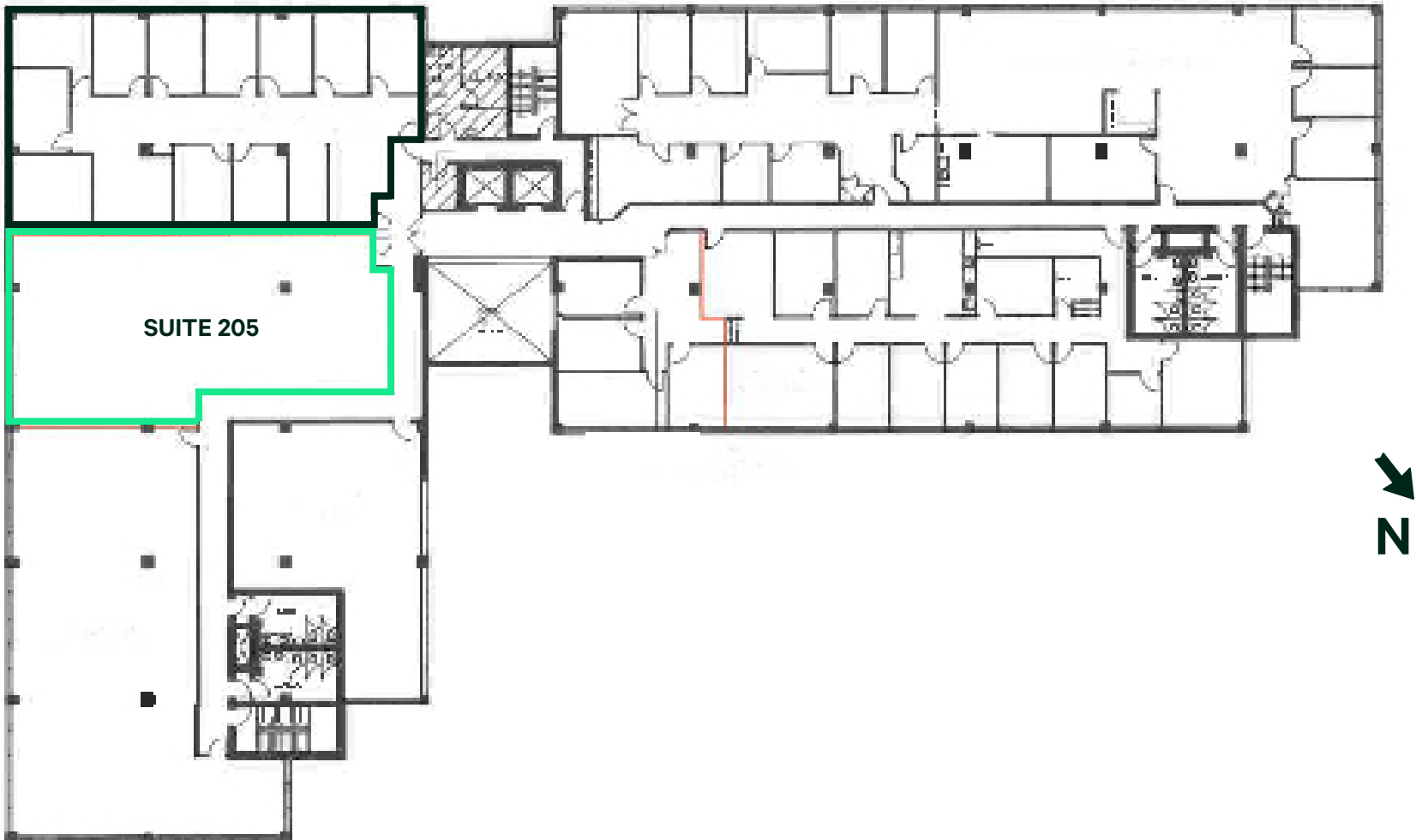
6 minute drive to Barlow Trail amenity corridor

SUITE 101

1,465 SF



SUITE 205
2,587 SF

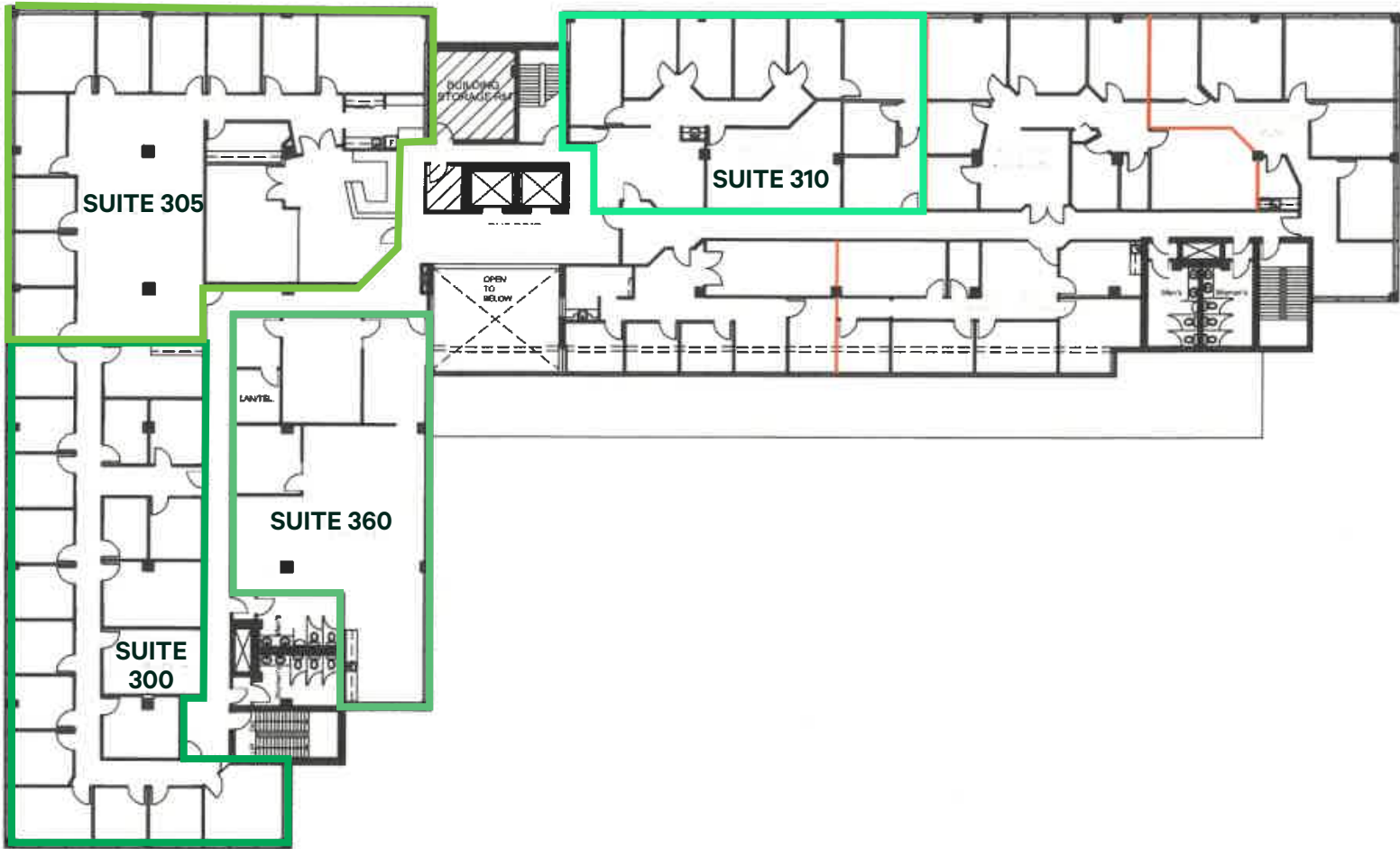


SUITE 300
4,035 SF

SUITE 305
4,703 SF

SUITE 310
2,629 SF

SUITE 360
2,447 SF





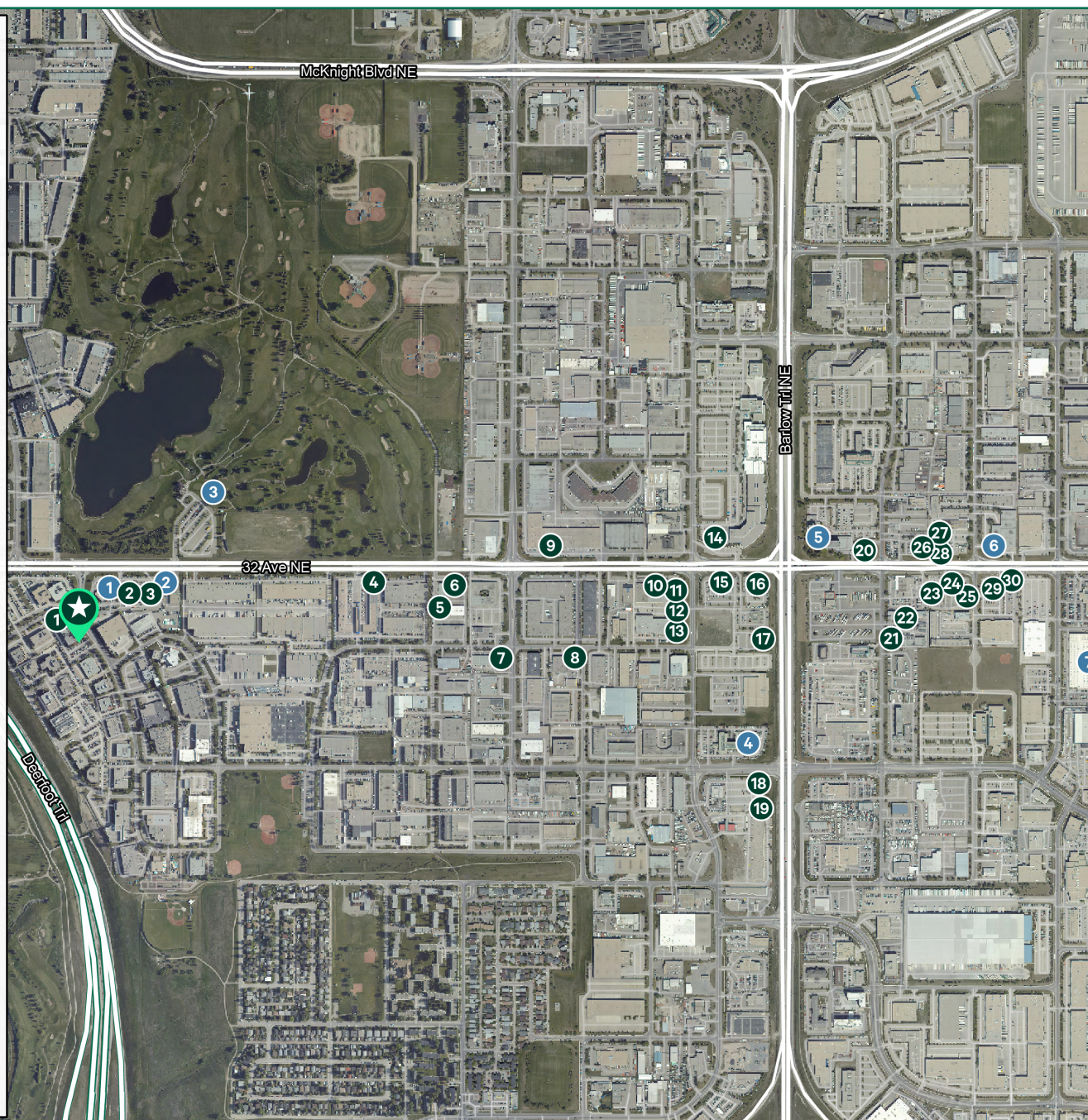
3115 12th Street NE

Restaurants

- 1 Fresh Taste Corner
- 2 Tim Hortons
- 3 Beckham's Pub & Eatery
- 4 Top Brass Restaurant & Bar
- 5 No. 1 Fast Food
- 6 Misai Japanese Restaurant
- 7 Henry's Cafe
- 8 Sunrise Deli
- 9 Coco
- 10 Subway
- 11 Thai Boat
- 12 Takoyami
- 13 Noodle King
- 14 White Spot
- 15 JOEY Barlow
- 16 Earls Kitchen + Bar
- 17 Tony Roma's
- 18 Toad and Turtle
- 19 Shark Club Sports Bar & Grill
- 20 Wendy's
- 21 Kabab e Tabaq
- 22 Dim Sum House
- 23 Boston Pizza
- 24 Cristy's Rotisserie Chicken
- 25 Arby's
- 26 McDonald's
- 27 Basil
- 28 Smashburger
- 29 Chianti
- 30 Buffet Eastern Treasures

Other Amenities

- 1 RBC Royal Bank
- 2 Shell
- 3 McCall Lake Golf Course
- 4 Royal Hotel
- 5 Sheraton Cavalier Hotel
- 6 Canadian Western Bank
- 7 Costco Wholesale



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