

CALGARY CONSTRUCTION ASSOCIATION BUILDING |
FOR LEASE

CBRE

2725 12th Street NE

Calgary, AB



Property Information



1 Conference Centre and 2 Meeting Rooms of varying sizes and configurations for Tenant use free of charge



Property features Yummy Café on main floor



Below market operating costs inclusive of in-suite janitorial



Move-in ready spaces



Pedestrian Overpass connecting to bike path



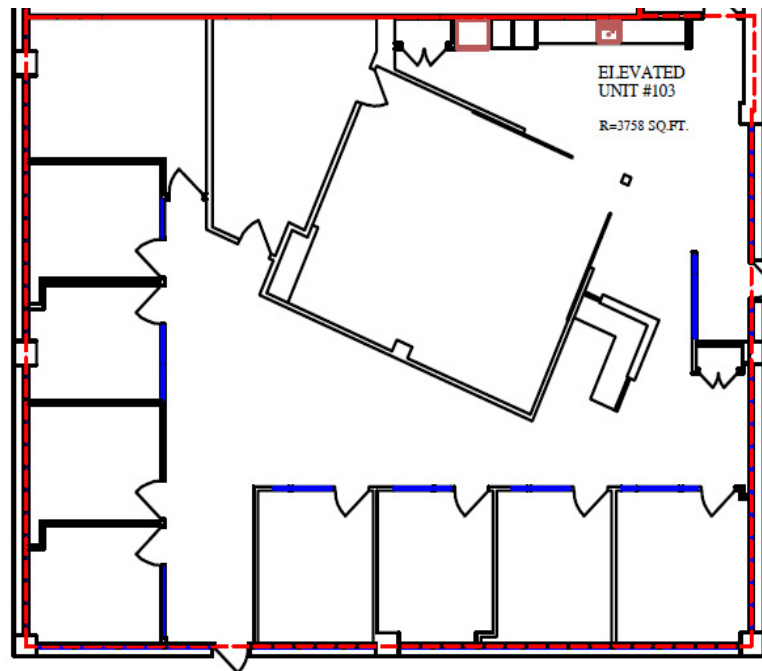
Year Built:	1981	
Space Available:	Suite 103: 3,759 SF* Suite 202: 939 SF** Suite 206: 906 SF*	Virtual Tour
Available:	*Available May 1, 2025 **Available on 30 days notice	
Basic Rent:	Market	
Operating Costs:	\$11.44 per SF (2025 est)	
Parking:	Free eserved Surface Stalls for Tenant Use 30 Free Unreserved Visitor Stalls	
HVAC Hours:	24/7 Free of Charge	

Floor Plan



Suite 103: 3,759 SF

- 9 Offices/Meeting Rooms, Open Space, Reception, Kitchenette
- Dedicated exterior entrance



[Virtual Tour](#)



Floor Plan

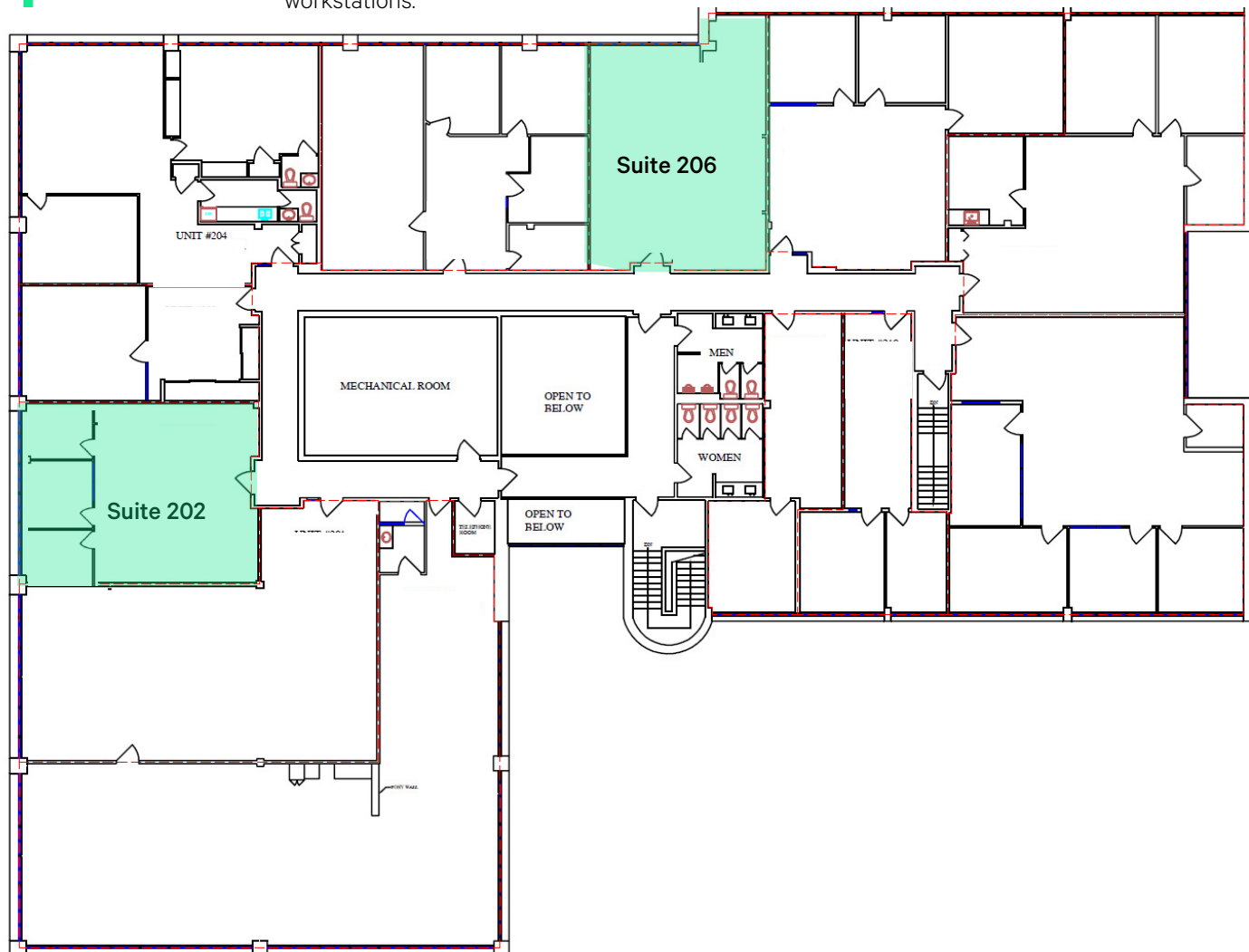


Suite 202: 939 SF

- Move-in ready space with upgraded ceiling tiles, LED lights and carpet. Space features 3 offices built with demountable walls and open area for workstations.

Suite 206: 906 SF

- Move-in ready space with upgraded ceiling tiles, LED lights and carpet. Space features kitchenette and open area for workstations.



Suite 202



Suite 206



Meeting Rooms

The property offers meeting rooms free of charge available for tenants to book.



Innovation Room I
25-30 People

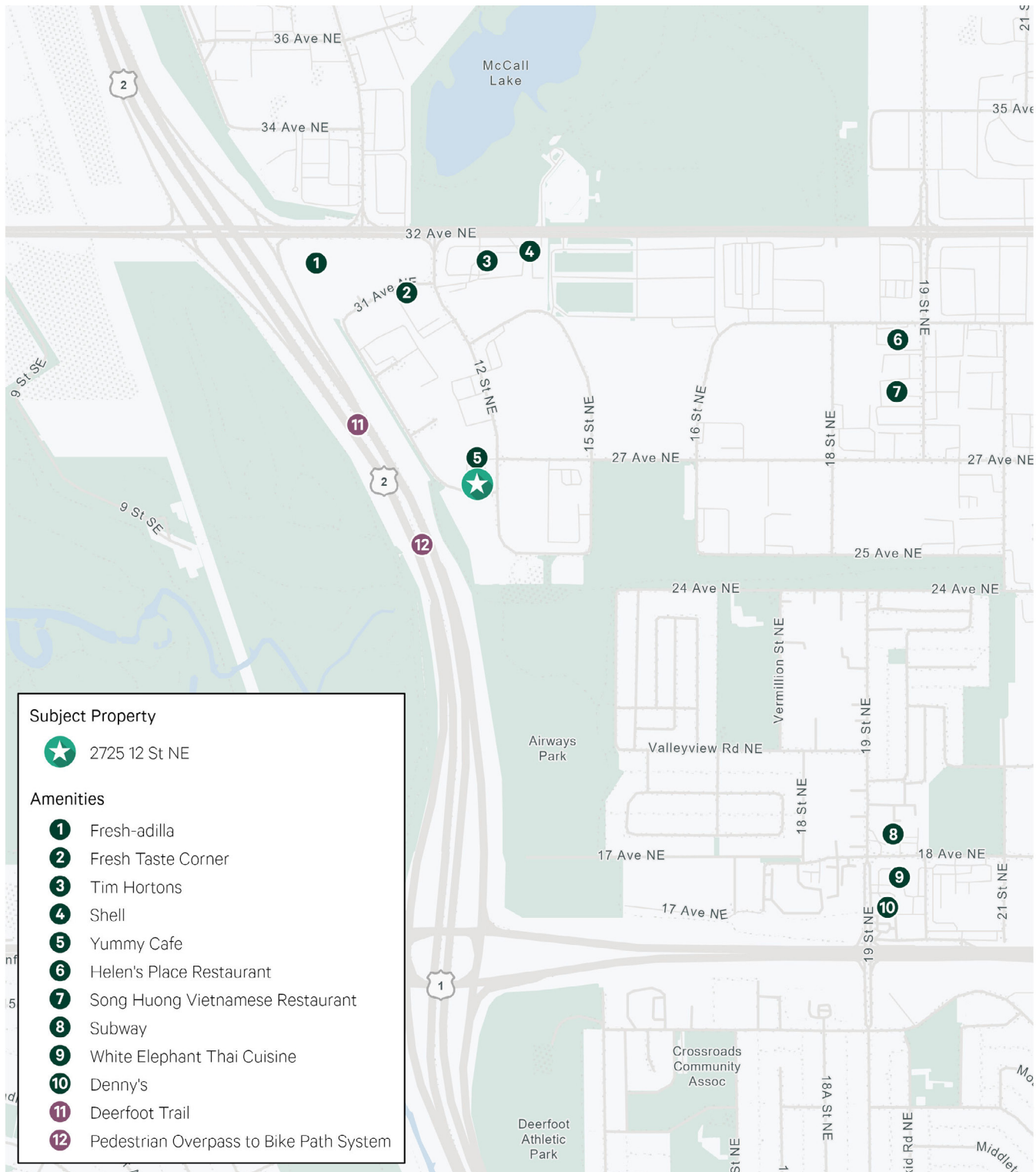


Innovation Room II
30-35 People



Legacy Room
75-80 People

Nearby Amenities





2725 12th Street NE

For more information, please contact

Stuart Watson

Senior Vice President
T 403 750 0540
stuart.watson@cbre.com

Katie Sapieha

Senior Vice President
T 403 750 0529
katie.sapieha@cbre.com

Sara Atchison

Associate
T 403 750 0526
sara.atchison@cbre.com

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.