



Colliers



Low Operating Costs

7260 12 St SE, Calgary | Alberta

Second Floor Office Space for Lease

New Demising Options Available

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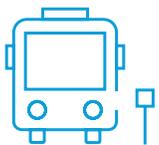
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Property Overview

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 208: 5,659 SF (Demising Options)
Rates	Market
Op Costs	Office: \$12.73 (est. 2024) - Includes in-suite janitorial, utilities and property taxes
Availability	Suite 208: June 1, 2025 or Early Occupancy is Negotiable
Comments	<ul style="list-style-type: none">• BOMA Best Certification• Showers available for tenants• Adjoining showroom or warehouse space available• Building signage available• Telus fibre optic available

Key Highlights



Four minute walk from bus routes 43 & 149



Close proximity to Deerfoot Meadows Shopping Mall



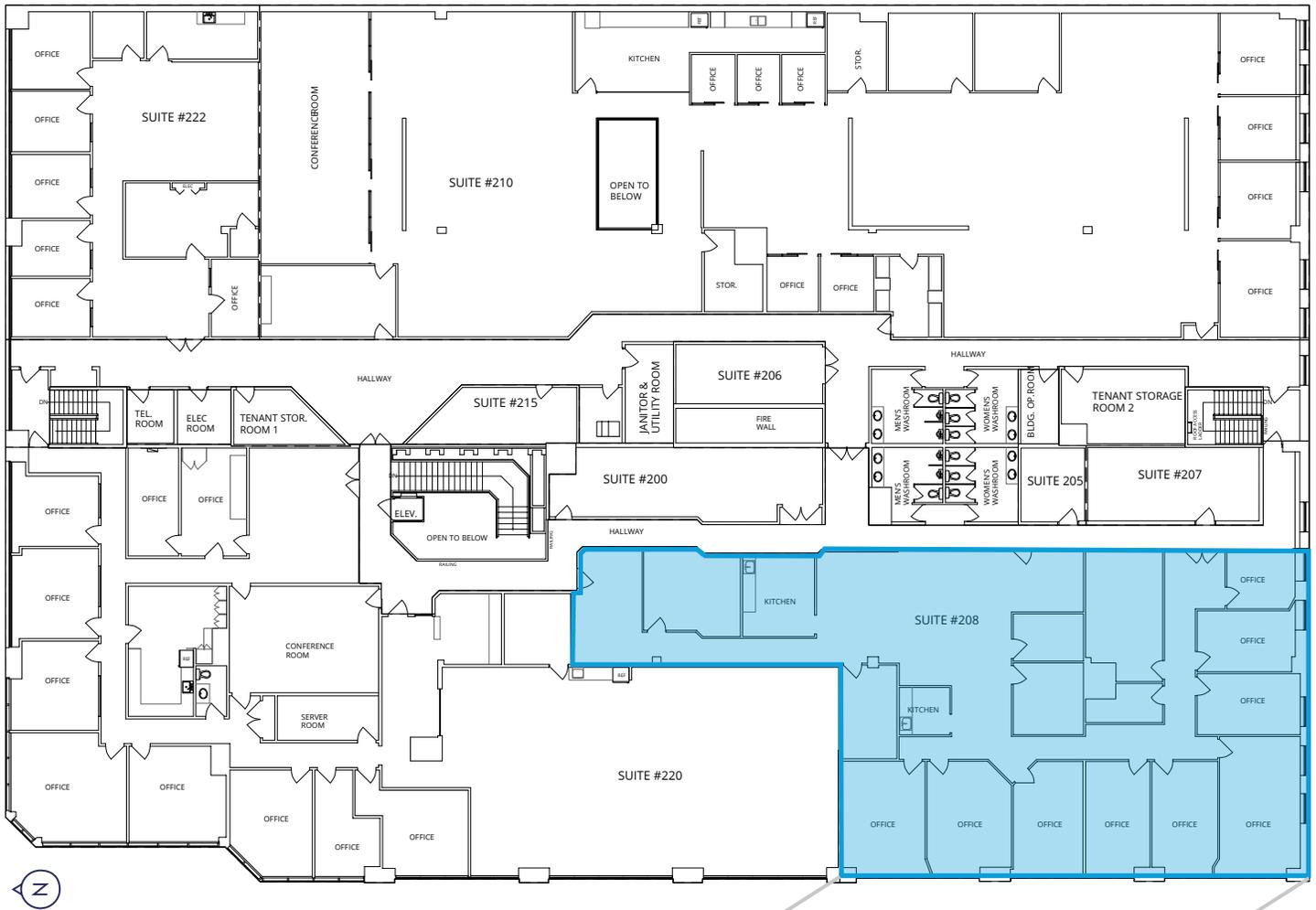
Adjacent to Deerfoot Trail & Glenmore Trail



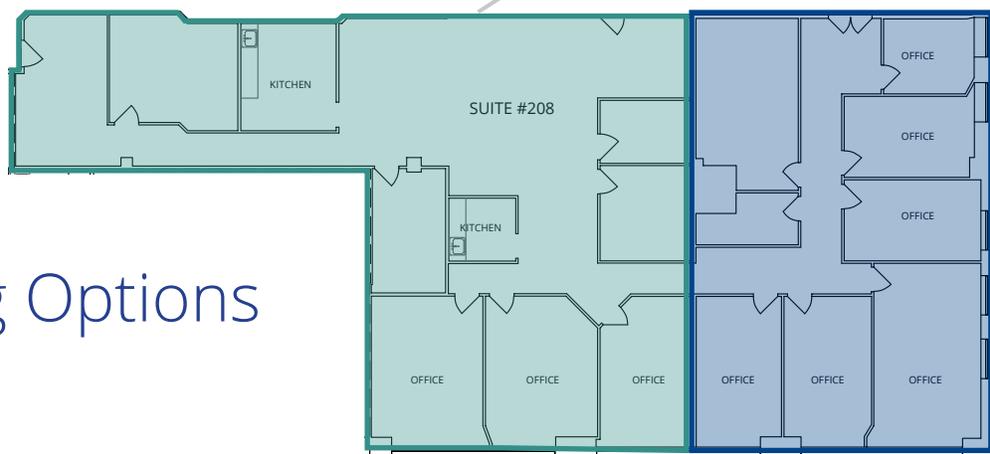
Numerous restaurants and fast food amenities nearby

Floor Plan - Second Floor

Suite 208
5,659 SF available



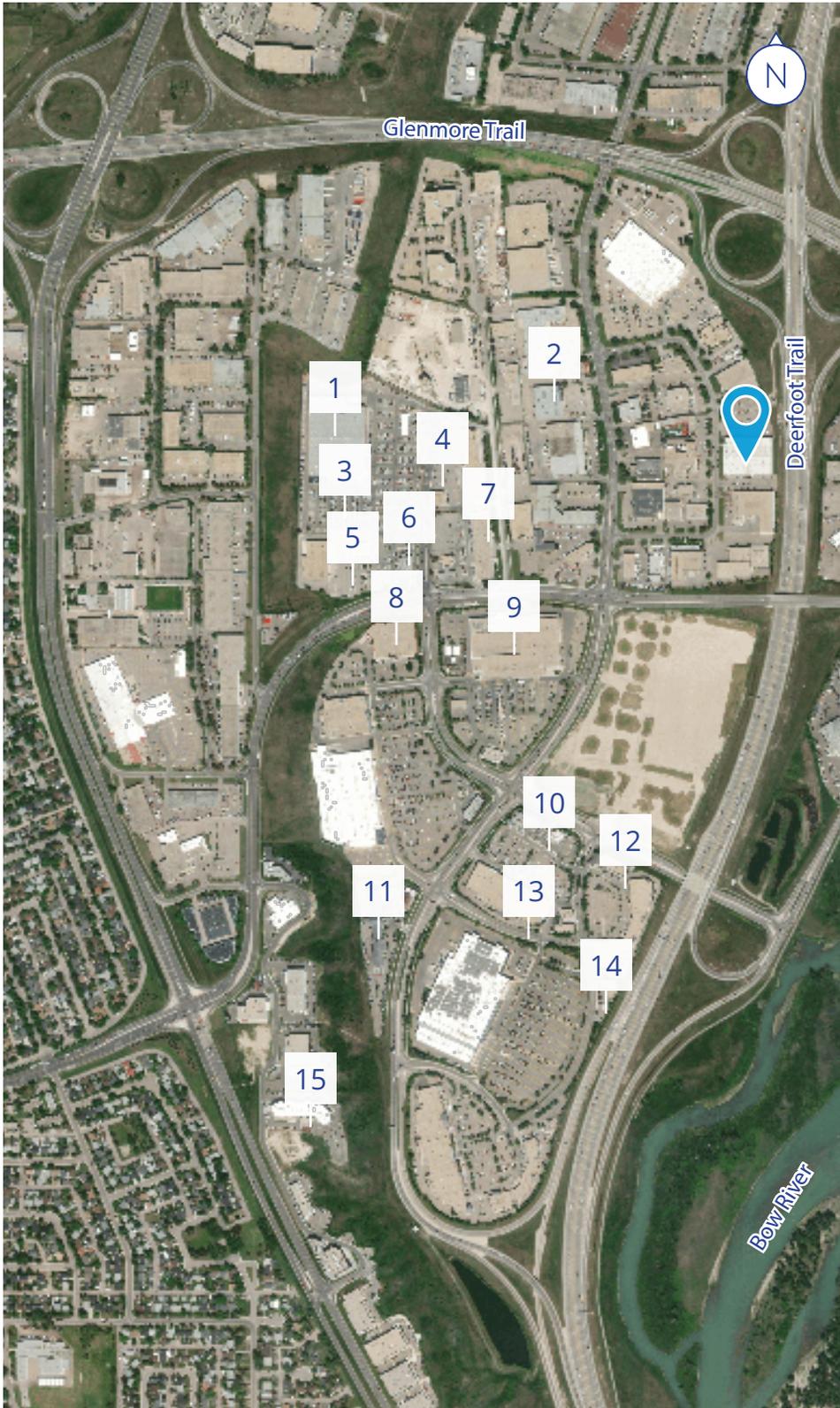
Demising Options to Approx. 2,500 SF



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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