

AVISON  
YOUNG

# For Lease

609  
14 Street NW  
Calgary, Alberta

895 sf to 1,981 sf  
Office Space

Campana  
Place



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# Property Information

Campana Place brings together the best of Calgary's inner-city convenience with the flexibility and functionality today's office users expect. This professional building is located near one of the city's most walkable, amenity-rich neighbourhoods. Kensington is just steps away, and downtown is less than five minutes by car.



Professionally managed Class B building featuring renovated common areas, bright suites, visitor parking, and reserved underground stalls



Abundance of neighbourhood amenities in the immediate area



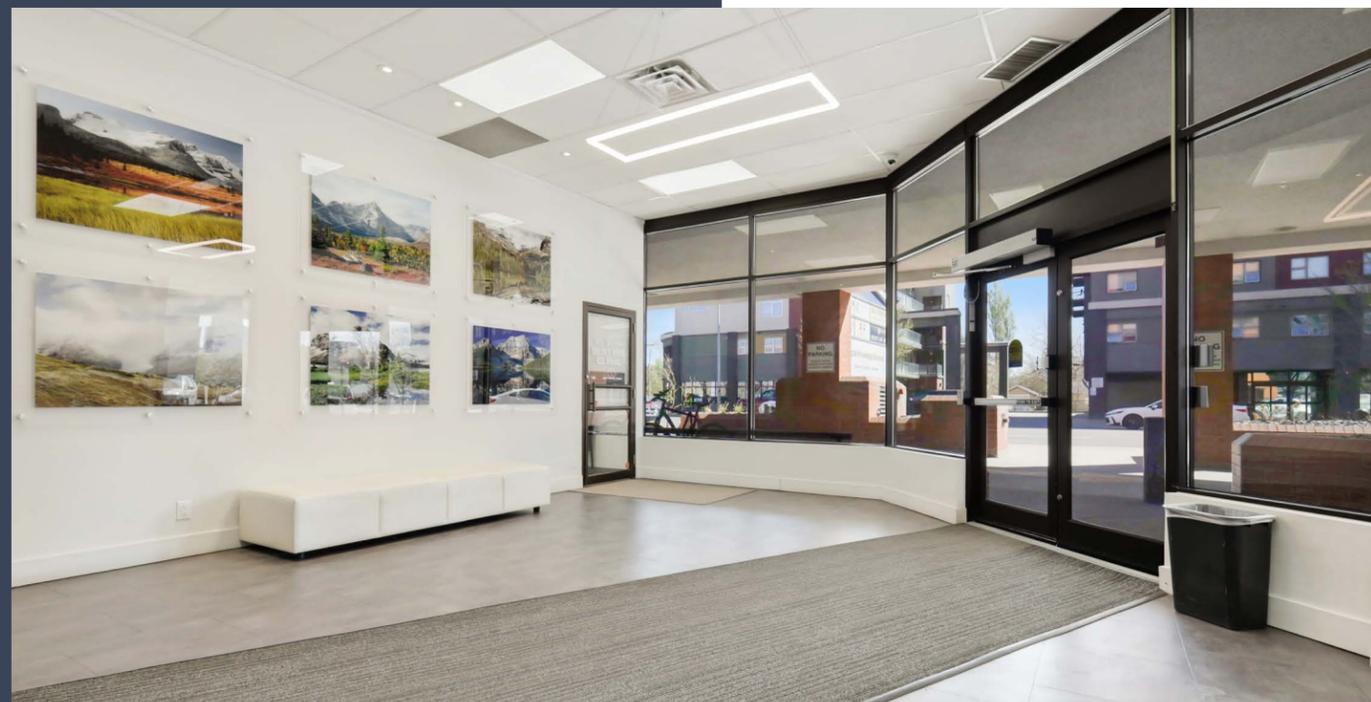
Nearby public transit access and Sunnyside LRT Station



Prime inner-city location in Hillhurst with immediate access to Kensington's open-air shopping, dining, and lifestyle amenities

# Particulars

<b>Municipal Address</b>	609 14 Street NW Calgary	
<b>Year Built</b>	1981	
<b>Building Class &amp; Zoning</b>	Class B C-COR2 (Commercial - Corridor 2)	
<b>Available Space</b>	Suite 208 - 895 sf Suite 303 - 1,981 sf Suite 310 - 1,976 sf	
<b>Base Rent</b>	Market	
<b>Additional Rent</b>	\$17.91 psf (including tax 2025)	
<b>Parking</b>	\$225/stall/month/underground	
<b>Occupancy</b>	Suite 208	Immediately
	Suite 303	Immediately
	Suite 310	Immediately

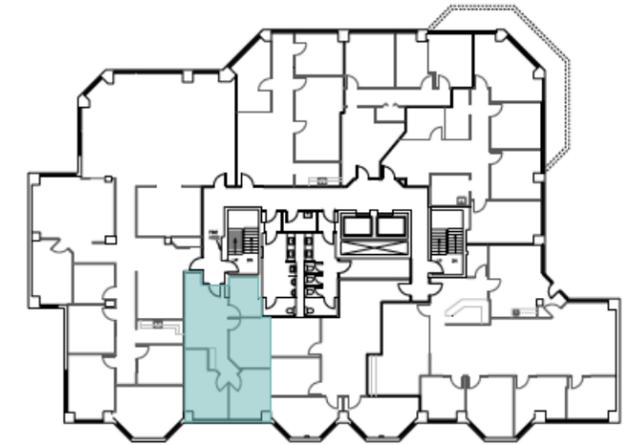
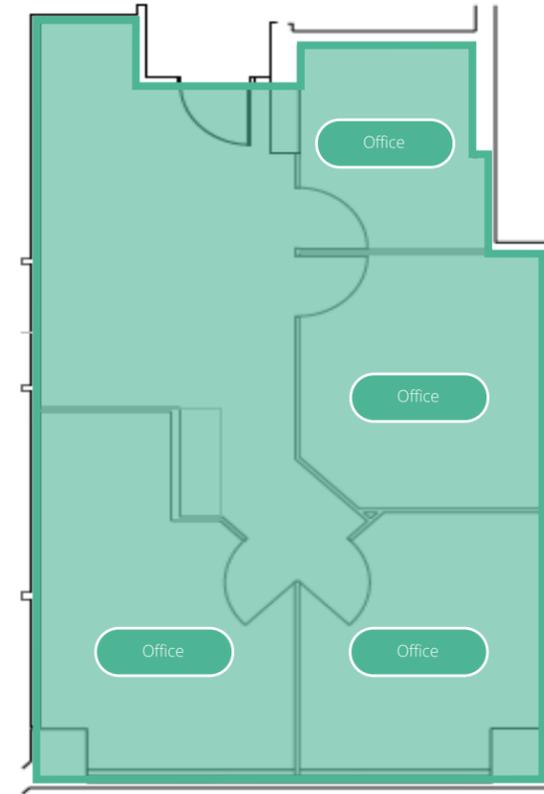


# Gallery

Suite 208 | 895 sf

# Floorplan

Suite 208



## Salient details

**SIZE**  
895 sf

**ADDITIONAL RENT**  
\$17.91 psf (including tax 2025)

**AVAILABILITY**  
Immediately

**BASE RENT**  
Market

## Suite features

 Mix of Open Plan & Offices

 4 Offices

 Recently Renovated

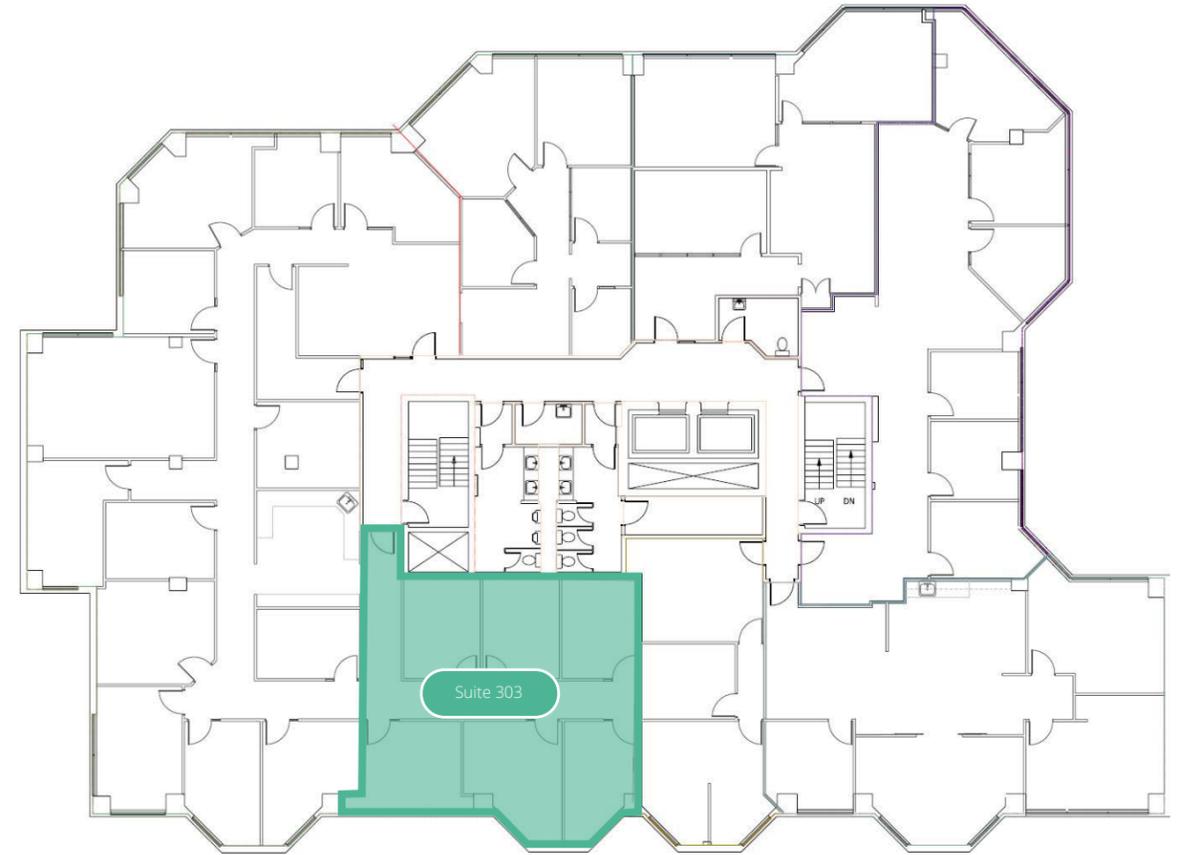
 Kitchenette & Coffee Build-Out

# Gallery

Suite 303 | 1,981 sf

# Floorplan

Suite 303



## Salient details

**SIZE**  
1,981sf

**ADDITIONAL RENT**  
\$17.91 psf (including tax 2025)

**AVAILABILITY**  
Immediately

**BASE RENT**  
Market

## Suite features

 Efficient Layout

 6 Offices

 Move-In Ready

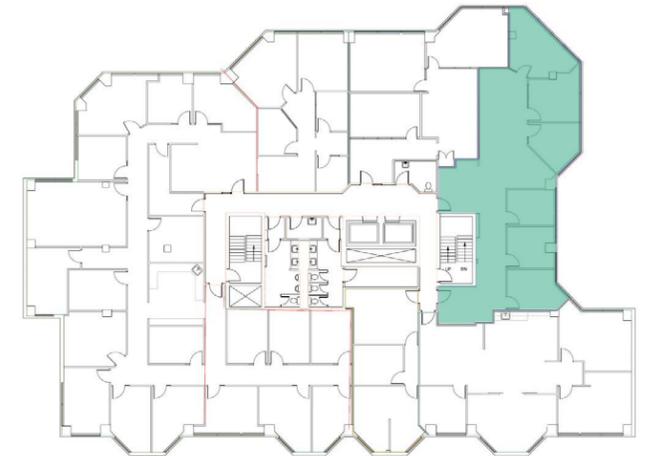
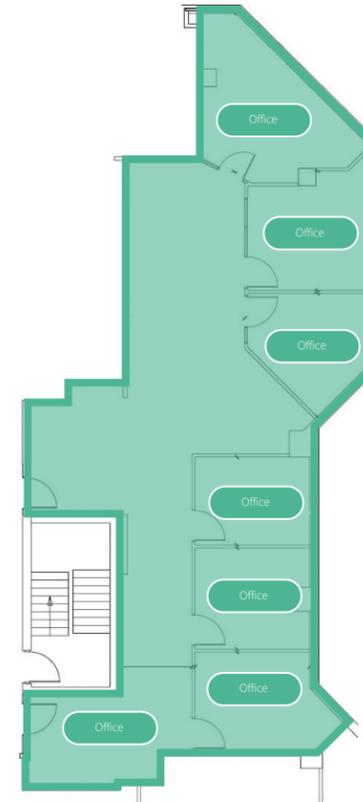
 Full Kitchen & Coffee

# Gallery

Suite 310 | 1,976 sf

# Floorplan

Suite 310



## Salient details

**SIZE**  
1,976 sf

**ADDITIONAL RENT**  
\$17.91 psf (including tax 2025)

**AVAILABILITY**  
Immediately

**BASE RENT**  
Market

## Suite features



Mix of Open Plan & Offices



Recently Renovated



7 Offices



Move-In Ready



Full Kitchen Build Out

# Location overview

Tucked in the heart of Hillhurst—one of Calgary's most accessible and amenity-rich inner-city neighbourhoods—Campana Place offers the ideal balance of location, flexibility, and urban convenience. Just steps from Kensington Village, tenants benefit from a full spectrum of nearby amenities, including cafés, restaurants, fitness studios, and essential services—perfect for both workdays and client visits.

Centrally located with direct access to Calgary's core and major roads, commuting to and from Campana Place is efficient for teams and clients alike. The property is also easily accessible by transit, with multiple bus stops and the Sunnyside LRT Station just a short walk away.

- 3** Minutes  
Kensington Village
- 4** Minutes  
Downtown Calgary
- 4** Minutes  
North Hill Shopping Centre



## Immediate access to

Kensington Road NW, 16 Avenue NW,  
and 14 Avenue NW

## Nearby Amenities

- |                       |                               |                        |
|-----------------------|-------------------------------|------------------------|
| 1. Sultan's Tent      | 7. Brouhaha Breakfast & Lunch | 13. Good Trade Coffee  |
| 2. Chicken On The Way | 8. Tu Taco                    | 14. Blanco Cantina     |
| 3. Shoppers Drug Mart | 9. Side Street Pub & Grill    | 15. Hayden Block       |
| 4. Globefish Sushi    | 10. Kensington Wine Market    | 16. Higher Ground Cafe |
| 5. WholeLifeGo        | 11. Original Joe's            | 17. The Mash           |
| 6. The Grand Lounge   | 12. PB and J YYC              | 18. Deville Coffee     |

# Your Vision Our Expertise

If you would like more  
information, please contact:

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## Visit us online

[avisonyoung.com](http://avisonyoung.com)

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