

FOR LEASE

HIGH EXPOSURE RETAIL & OFFICE WELLINGTON SQUARE 1330-15 AVENUE SW



Highlights...

- ✓ Various 2nd floor Office Flex units, Ranging from 408 – 2,800 sq. ft.
- ✓ High exposure, high traffic, location with highly visible signage
- ✓ Vibrant high density corridor, great draw from surrounding multi family and retail
- ✓ Highly visible signage available
- ✓ Excellent front double row and rear parking
- ✓ Below market Net Rental rates

CENTURY 21 Bamber Realty Ltd.

PAUL LOUTITT

1612 – 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

Office/Pager: (403) 245-0773 www.calgarycommercialrealty.com

Cellular: (403) 861-5232 Fax: (403) 229-0239 E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

FOR LEASE

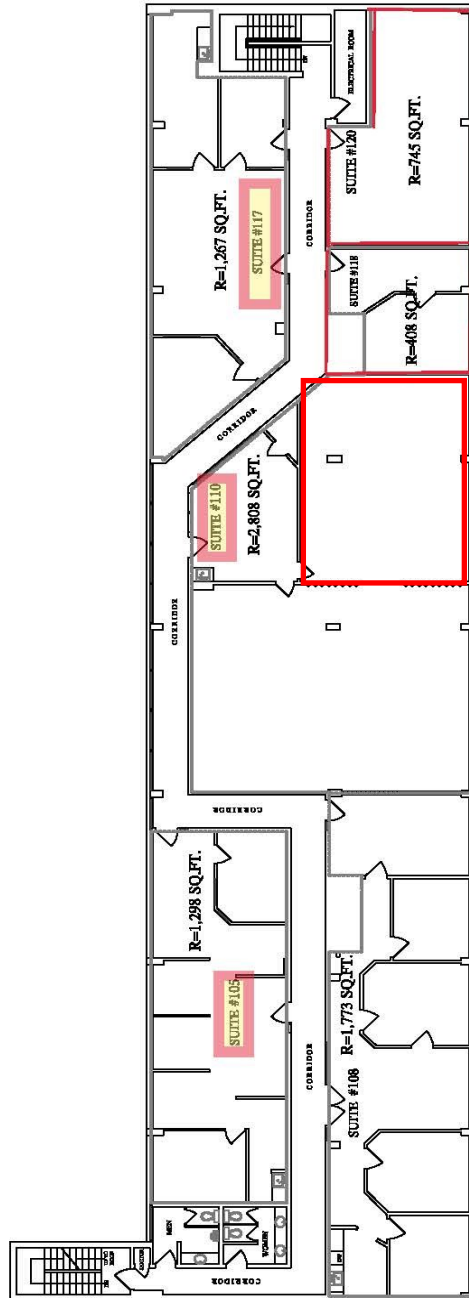
ADDRESS:	Wellington Square 1330 15 Avenue SW, Calgary, Alberta
AVAILABLE SPACE:	Various 2nd floor Office Flex units, vacant 408, 1,267, 1,298 and 2,800 sq. ft. available
NET RENT:	2nd floor starting at \$15.00 per sq. ft. per annum
OPERATING COSTS:	2nd floor \$15.16 per sq. ft. per annum for 2024
UTILITIES:	Tenant pays electricity only
SIGNAGE:	Highly visible fascia signage
ZONING:	CC-COR Centre City Commercial Corridor District
TERM:	3 - 5 years
COMMENTS:	High exposure retail and office leasing opportunity with direct exposure to high traffic 14 Street SW. Wellington square is a mixed use residential high rise apartment building with main floor retail and 2nd floor office/flex units offered at below market rental rates. Creates a strong draw from existing main floor Tenants and built in traffic from residential component. Current Tenant's Include; Calgary Bible Training Centers, Calgary Denture Clinic, IM Chicken, LaBabie Nails & Spa Hair, Massage Avenue, Mugs Pub, Pizza 73, Pomme Barber, Subway, TG Juice, Lighthouse Voyage, Urban Grace, Village Church, Wildrose Cleaners, Winks

NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

FOR LEASE

WELLINGTON SQUARE
1330 - 15 AVENUE SW
CALGARY, ALBERTA

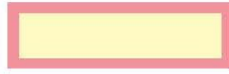
MEASURED - JUL, 2008 per ANSIB/OMA Z65.1-1996



KEY

U	USABLE AREA
R	RATIO (MEASURABLE) AREA
VERT	VERTICAL PENETRATIONS
FCA	FLOOR COMMON AREA
TCA	TENANT COMMON AREA
BGA	BUILDING COMMON AREA
GMA	GROSS MEASURED AREA
GBA	GROSS BUILDING AREA
R/U	RATIO GROSS-UP FACTOR

Vacant Units



Month to Month Tenant's

ARLINGTON REALTY
403-508-2086
CALGARY, AB

UPPER LEVEL FLOOR PLAN

MEASURE MASTERS™
CALGARY
(403)238-3555



F O R L E A S E



F O R L E A S E





F O R L E A S E



F O R L E A S E

