



Floors:
Roof:
Exterior:

Water:
Sewer:
Inclusions:

117, 1330 15 Avenue SW Calgary, Alberta

Concrete

NA

MLS # A2254876



\$15 per sq.ft.

Division:	Beltline
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	WELLINGTON SQUARE
Bus. Name:	-
Size:	1,267 sq.ft.
Zoning:	-
	Addl. Cost:
	Based on Year:
	Utilities:
	Parking:
	Lot Size: -
	Lot Feat: -

- Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 1,267, 1,298 and 1,318 sq. ft. available - 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 customer parking and street parking - Below market Net Rental rates

High exposure 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 Denture Clinic, Asian Wok Express, IM Chicken, LaBabie Hair Studio, Massage Avenue, Mugs Pub, Pizza, 73, Pomme Barber, Rebel Haus Studio, Ruth Cafe & Restaurant, Subway, Wildrose Drycleaning, Winks, Kimbolino Brazilian Ju Jitsu