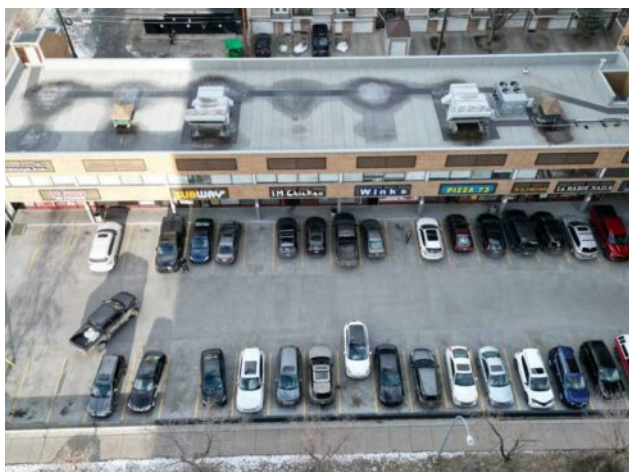


118, 1330 15 Avenue SW
Calgary, Alberta

MLS # A2254878



\$15 per sq.ft.

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	WELLINGTON SQUARE
Bus. Name:	-
Size:	1,318 sq.ft.
Zoning:	CC-COR CENTRE CITY COMMER
Heating:	-
Floors:	-
Roof:	-
Exterior:	Concrete
Water:	-
Sewer:	-
Inclusions:	NA
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