

**218, 1217 Centre Street NW  
Calgary, Alberta**

**MLS # A2186050**



**\$10 per sq.ft.**

**Division:** Crescent Heights

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Hala Building

**Bus. Name:** -

**Size:** 3,452 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Current Furniture could be made available

Beautifully renovated Office space of 3,452sf, with excellent access to downtown core and bus routes. Best suited for a real estate, accounting, mortgage, engineering or insurance office. Desirable location as building faces directly onto Center Street & 12th Avenue. Currently 11 private offices, reception, kitchen & bullpen, and storage area. Secure underground parking and bike storage for tenant's use. HVAC hours are 24-hours per day, 7 days a week. On-site secure storage possibly available. FOB and intercom entry, and security camera monitored. Data Communication & TELUS Fiber and Shaw Cable available subject to tenant confirmation. Parking is 1 per 500SqFt; Surface (\$125/stall) and underground parking (\$175/stall) stalls available, plus five (5) visitor parking stalls and on-street parking. Numerous restaurants, banks and shopping within walking distance. Utilities included in operating costs. .