

FOR LEASE

OFFICE/RETAIL SPACE

# The Eagle Block

1209 1st Street SW, Calgary, Alberta

Ideal premises for  
yoga/fitness studio or  
artist space

SECOND FLOOR  
**3,093** SQ.FT.

Designated  
entrance



- Second floor office/retail in recently renovated character Beltline building,
- Above 'Ten Foot Henry'.
- Located across from Hotel Arts, short walk from downtown.
- Close to transit.

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:**  
1209 1st Street SW, Calgary

**COMMUNITY:** Victoria Park

**AVAILABLE AREA:**  
3,093 sq. ft. – Second floor

**AVAILABILITY:** On 60-day notice  
**OP. COSTS AND TAXES:**  
\$10.13 per sq. ft. including utilities  
(2017, est.)

**LEASE RATE:** Market rates

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Dan Harmsen • dharsen@barclaystreet.com  
Jace Jonsson • jjonsson@barclaystreet.com  
p: 403-290-0178 f: 403-262-1314

Suite 200, 407 - 8th Avenue SW · Calgary, Alberta T2P 1E5

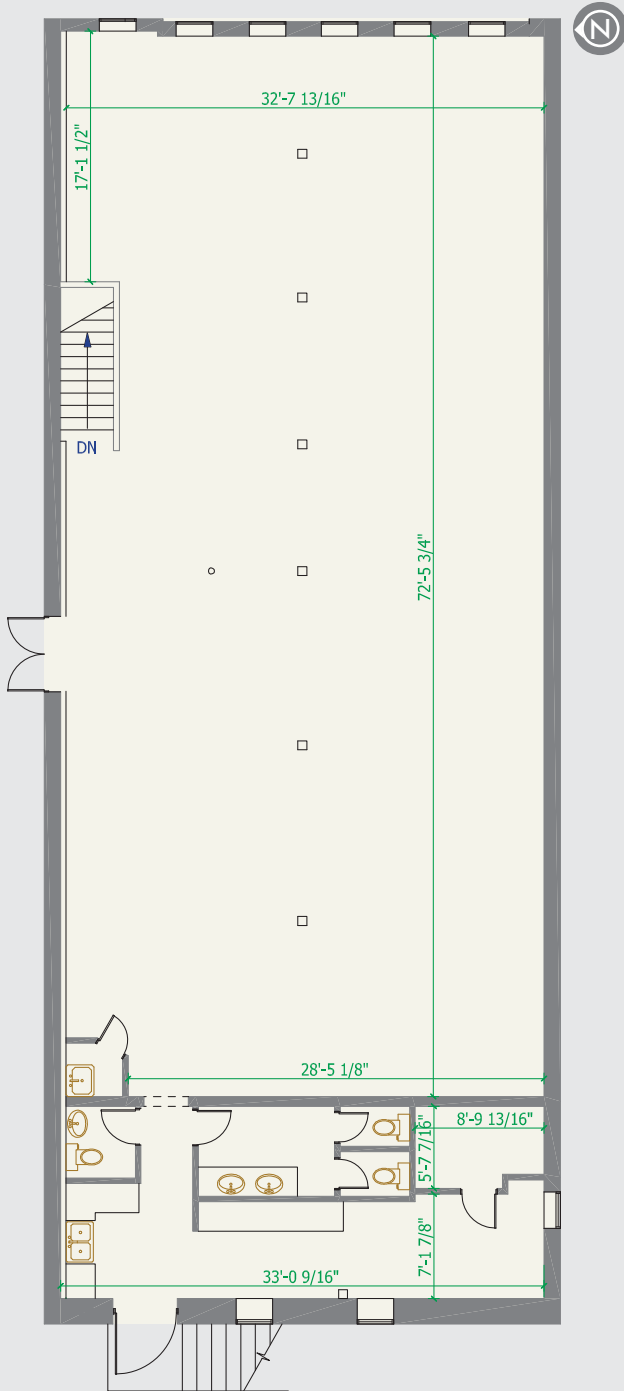


www.barclaystreet.com

SECOND FLOOR

**3,093** SQ.FT.

AVAILABLE ON 60-DAY NOTICE



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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