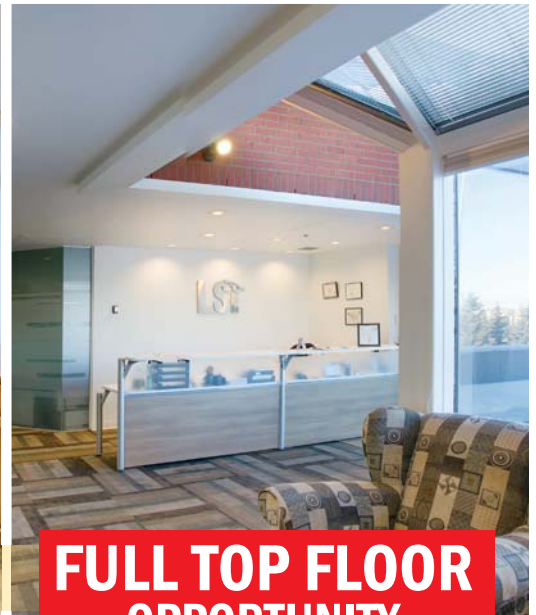




Suite 400

Suburban office space



**FULL TOP FLOOR OPPORTUNITY**

**REDUCED OP. COSTS**

**FOR LEASE** 3115 12th Street NE  
Calgary



Easy access to Deerfoot Trail and the Calgary International Airport

**8-12**  
minutes to  
AIRPORT

**12-15**  
minutes to  
DOWNTOWN

- Well maintained green area surrounding the building.
- Surrounding neighbourhood has many retailers and restaurants.
- Recently renovated washrooms.



PROPERTY INFORMATION

**LANDLORD:** 12 Street Properties Inc.

**AVAILABLE FOR LEASE:**

- **2,345** sq. ft. – Suite 145.  
High quality finishings
- **2,587** sq. ft. – Suite 205.  
Base building condition
- **1,621** sq. ft. – Suite 215. **PROPOSED SHOW SUITE**  
Base building condition
- **10,218** sq. ft. – Suite 400 **FULL TOP FLOOR**

**AVAILABILITY:** Immediately

**TERM:** 5-10 years

**TENANT ALLOWANCE:** Negotiable

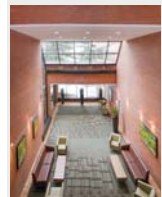
**PARKING:**

1 stall per 655 sq. ft. at no charge.  
Additional free on-site parking available above the ratio.

**OP. COSTS AND TAXES:**

\$13.75 per sq. ft. (est., 2019)

**NET RENT:** Market rate



BUILDING INFORMATION

**HOURS OF OPERATION:**

Building: Mon.–Fri., 7:30 am - 5:30 pm;  
HVAC: Mon.–Fri., 7:30 am - 5:30 pm

**BUILDING SIZE:** 74,055 sq. ft.

**NUMBER OF FLOORS:** 4

**FLOOR PLATE:** 21,300 sq. ft.

**YEAR BUILT:** 1981

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Dan Harmsen**

VICE PRESIDENT, ASSOCIATE BROKER

[dharmsen@barclaystreet.com](mailto:dharmsen@barclaystreet.com)

d: 403-294-7165 c: 403-852-0403

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**Cassandra Hansen**

ASSOCIATE

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d: 403-294-7179

p: 403-290-0178



**BARCLAY STREET**  
REAL ESTATE

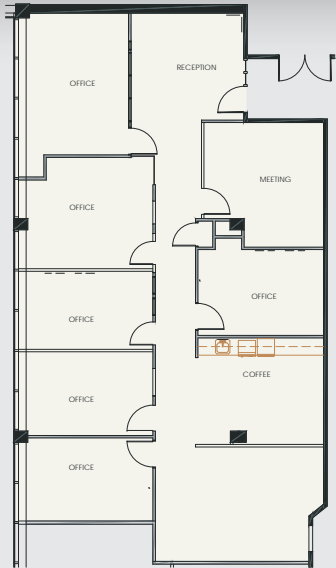


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200, 407 - 8th Avenue SW · Calgary, AB T2P 1E5



LOCAL EXPERTISE MATTERS

SUITE 145  
**2,345** SQ.FT.  
 AVAILABLE IMMEDIATELY



- High quality finishings.
- Lots of natural light.

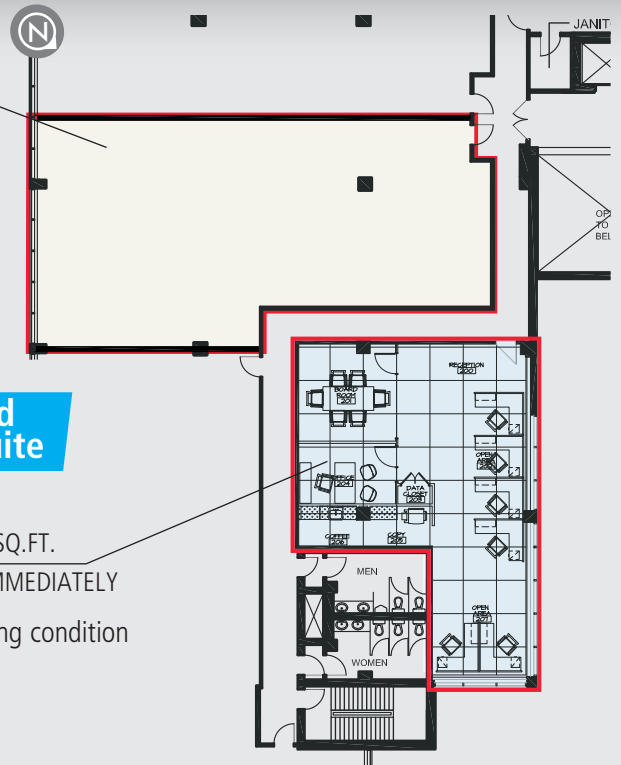
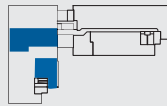
SUITE 205  
**2,587** SQ.FT.  
 AVAILABLE IMMEDIATELY

- Base building condition

**Proposed Show Suite**

SUITE 215  
**1,621** SQ.FT.  
 AVAILABLE IMMEDIATELY

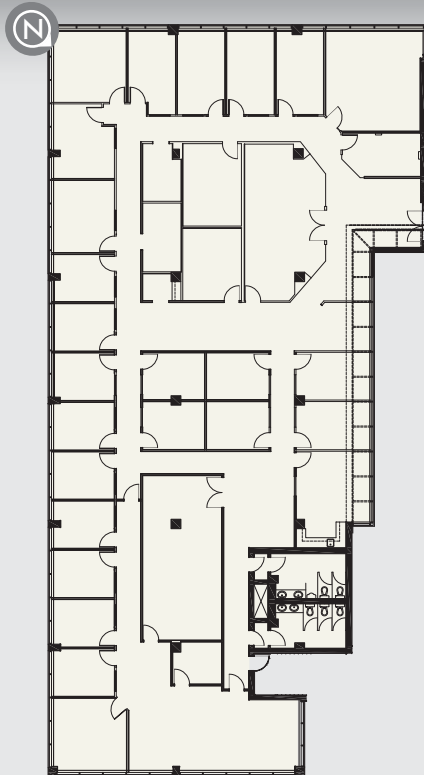
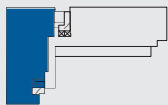
- Base building condition



**Full Top Floor Opportunity**

SUITE 400  
**10,218** SQ.FT.  
 AVAILABLE IMMEDIATELY

- 24 offices
- Boardroom
- Kitchen
- Reception
- Storage
- Washrooms



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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