

FOR LEASE

HIGH EXPOSURE RETAIL & OFFICE SUITES WELLINGTON SQUARE 1330-15 AVENUE SW



Highlights...

- ✓ Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 1,267, 1,298 and 1,318 sq. ft. available
- ✓ Small format 2nd floor childcare with rooftop play area possible
- ✓ Prime exposure, high-traffic corridor with excellent visibility and signage opportunities.
- ✓ Vibrant Location surrounded by dense multi-family developments, retail, hospitality, and services.
- ✓ Parking Convenience, front double-row customer parking plus ample street parking
- ✓ Competitive Rates, below-market net rental rates offering exceptional value

CENTURY 21 Bamber Realty Ltd.

PAUL LOUITT

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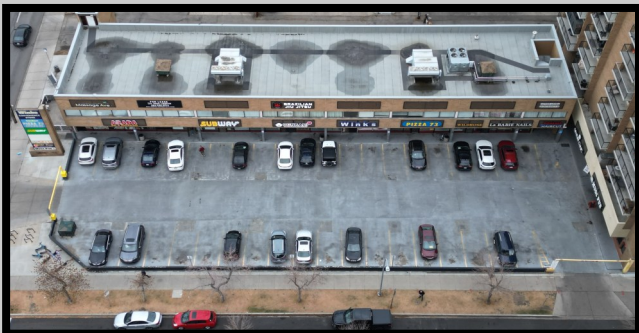
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Industrial, Retail, Investment Sales & Leasing

F O R L E A S E

ADDRESS:	Wellington Square, 1330 15 Avenue SW, Calgary, Alberta
AVAILABLE SPACE:	919 sq. ft. Main floor retail unit and various 2nd floor Office Flex suites 1,267 Vacant, 1,298 and 1,318 sq. ft. available 60 day notice Small format childcare with roof top playground possible.
NET RENT:	Main floor \$25.00, 2nd floor starting at \$15.00 per sq. ft. per annum
OPERATING COSTS:	Main floor \$17.98, 2nd floor \$15.16 per sq. ft. per annum for 2025
UTILITIES:	Main floor Tenant pays electricity only, included for 2nd floor
SIGNAGE:	Highly visible fascia signage
ZONING:	CC-COR Centre City Commercial Corridor District
TERM:	3 - 5 years
COMMENTS:	<p>Prime Beltline Location This high-traffic, vehicle and pedestrian-friendly corridor offers a dynamic mix of prominent franchises and local businesses, creating a strong draw to the Centre. The property is surrounded by dense multi-residential developments, retail, hospitality, and service-oriented businesses, ensuring consistent built-in traffic. Visible storefronts and building signage maximize exposure, while the vibrant surrounding amenities enhance the appeal for both tenants and visitors. With a strong local presence and steady footfall from near by residential communities, this location provides an exceptional opportunity for businesses seeking visibility and growth in Calgary's Beltline district.</p>

Existing Tenant's; Subway, Pizza73, Winks Convenience, Arada Bar & Restaurant, Donkari Japanese House, Wildrose Dry cleaning, LaBabie Hair Studio, Calgary Denture Clinic, Mugs Pub, Pomme Barber, Massage Avenue, Rebel Haus Studio, Kimbolino Brazilian Ju Jitsu



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

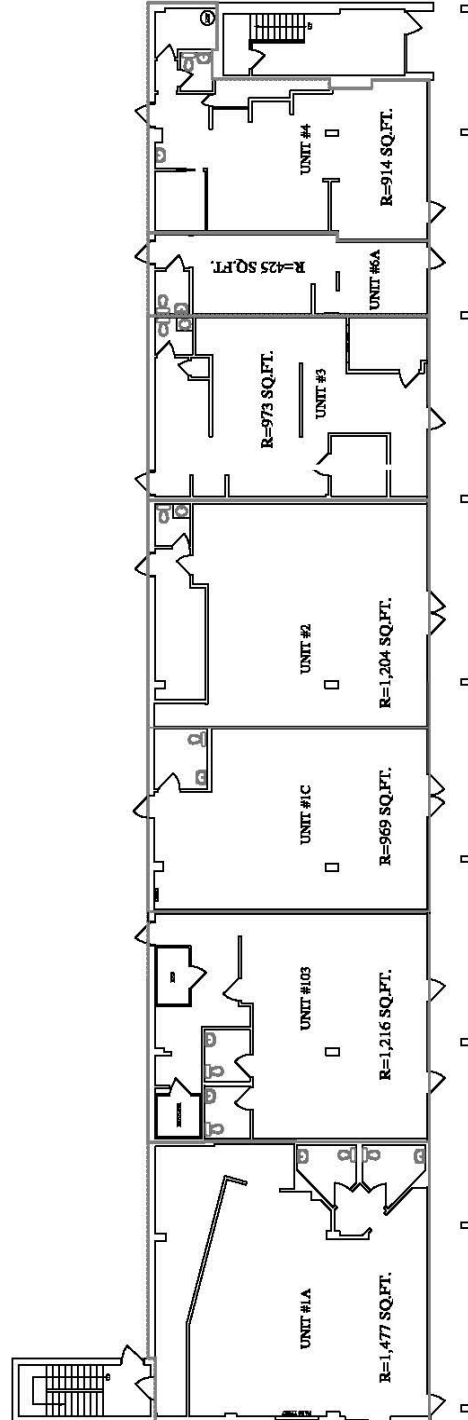
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WELLINGTON SQUARE
1330 - 15 AVENUE SW
CALGARY, ALBERTA

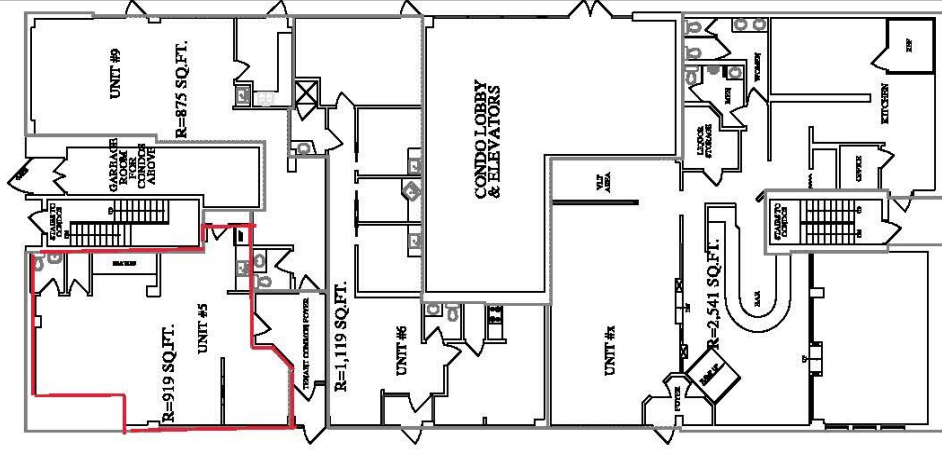


MEASURED - JUL, 2008 per BOMA/SIOR INDUSTRIAL MEASUREMENT
 STANDARD (EXTERIOR WALL METHODOLOGY)
 REMEASURED - JAN, 2019 per BOMA/SIOR INDUSTRIAL MEASUREMENT

KEY
 U USABLE AREA
 R RENTABLE (LEASEABLE) AREA
 VERT MAJOR VERTICAL PENETRATIONS
 FCA FLOOR COMMON AREA
 TCA TENANT COMMON AREA
 BCA BUILDING COMMON AREA
 GMA GROSS MEASURED AREA
 GWA GROSS WALL AREA
 GUA GROSS BUILDING AREA
 RU RATIO GROSS-UP FACTOR



MAIN FLOOR WEST FLOORPLAN



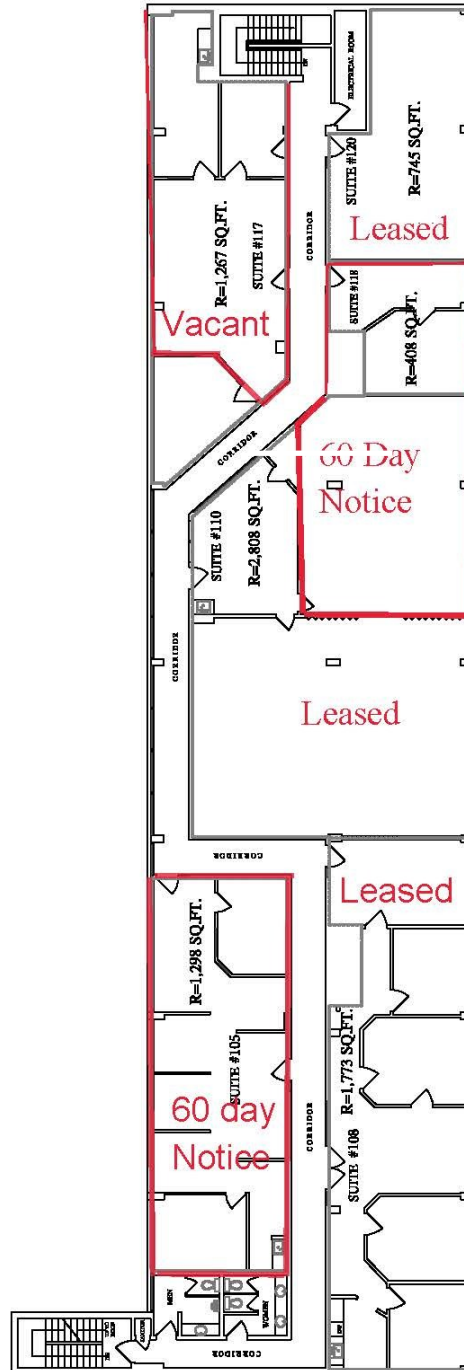
MAIN FLOOR EAST FLOORPLAN

ARLINGTON REALTY
 403-508-2086
 CALGARY, AB

MEASURE MASTERS™
CALGARY
 (403)238-3555

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WELLINGTON SQUARE
1330 - 15 AVENUE SW
CALGARY, ALBERTA
MEASURED - JUL, 2008 per ANSI/BOMA Z65.1-1996



KEY	
U	USABLE AREA
R	RATIO (PER PASSABLE) AREA
V	VERT. MAJOR VERTICAL PENETRATIONS
FCA	FLOOR COMMON AREA
TCA	TENANT COMMON AREA
BGA	BUILDING COMMON AREA
GMA	GROSS MEASURED AREA
GBA	GROSS BUILDING AREA
RU	RATIO GROSS-UP FACTOR

UPPER LEVEL FLOOR PLAN

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F O R L E A S E



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