



456 12 AVENUE SE

MODERNIZED LANDMARK RETAIL / OFFICE

PRIME BELTLINE LOCATION - CULTURE AND ENTERTAINMENT DISTRICT

456 12 AVENUE SE

- LANDMARK RETAIL / OFFICE
- Fully Modernized (mechanical and accessibility)
- High quality fixtured office - floor to ceiling glass partitions, conference room, kitchenette, W/C
- Part of CULTURE AND ENTERTAINMENT DISTRICT Master Plan; over \$650M in public infrastructure investment to date
- Over 1500 residential units within 5 minutes walk
- Close proximity to new Arena (opening fall 2027), BMO Center, and future Green Line LRT Expansion
- Landscaped outdoor space

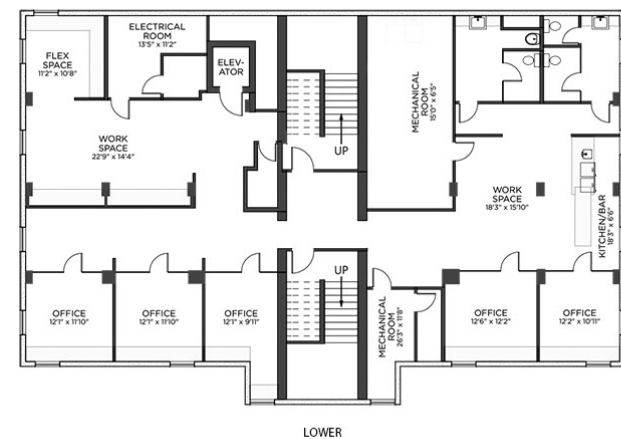
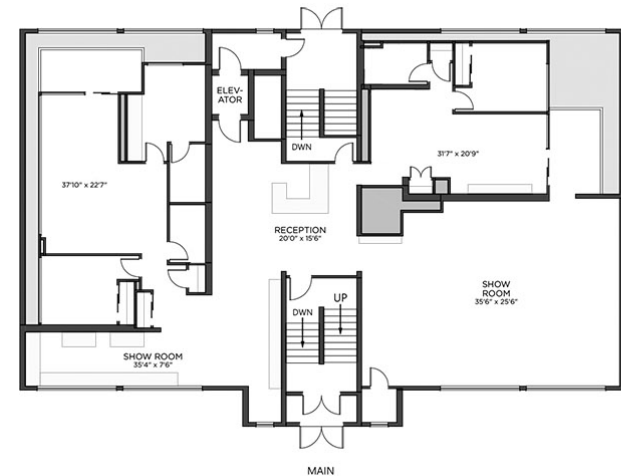
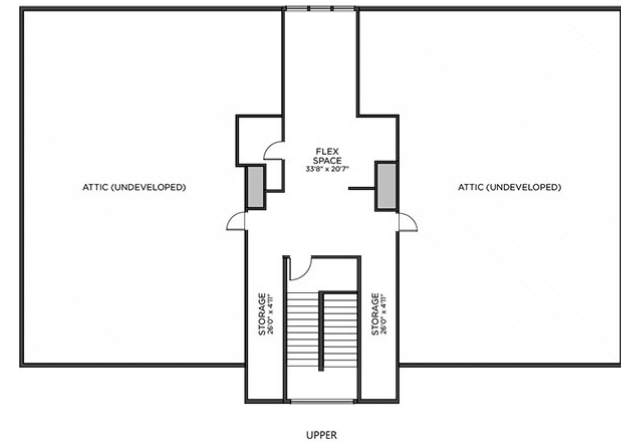
ZONING: DC

AVAILABILITY: SEPTEMBER 2025

EST OP COSTS: \$14 PSF

Unfinished ceiling height on main floor: 11' 4"

MAIN	4,282 SQ.FT
LOWER	4,282 SQ.FT
UPPER	1,020 SQ.FT
GROSS AREA	9,584 SQ.FT



456 12 AVENUE SE, Calgary AB

LANDMARK RETAIL / OFFICE FOR LEASE

