

UNIKO CENTRE | FOR LEASE

222 - 16TH AVENUE NE, CALGARY, AB



Anna Sorensen

Associate Vice President

C +1 403 923 2483

anna.sorensen@avisonyoung.com

Eric DeMaere

Associate Vice President

C +1 403 483 9876

eric.demaere@avisonyoung.com

**AVISON
YOUNG**



Particulars

Availability:	Second Floor Suite 217 671 SF Suite 224 925 SF
Net Rent rate:	Market
Additional rent:	\$17.65 PSF
Occupancy:	Immediately
Term:	Negotiable
Parking:	Surface and underground parking available



Highlight

- Move-in ready space ideal for traditional office and professional services
- Recent building upgrades and various renovations completed
- Free scramble surface parking in front of the building along 16th Avenue NE
- Underground parking available
- Excellent building and signage exposure along 16th Avenue NE
- Surrounded by many retail amenities and personal services

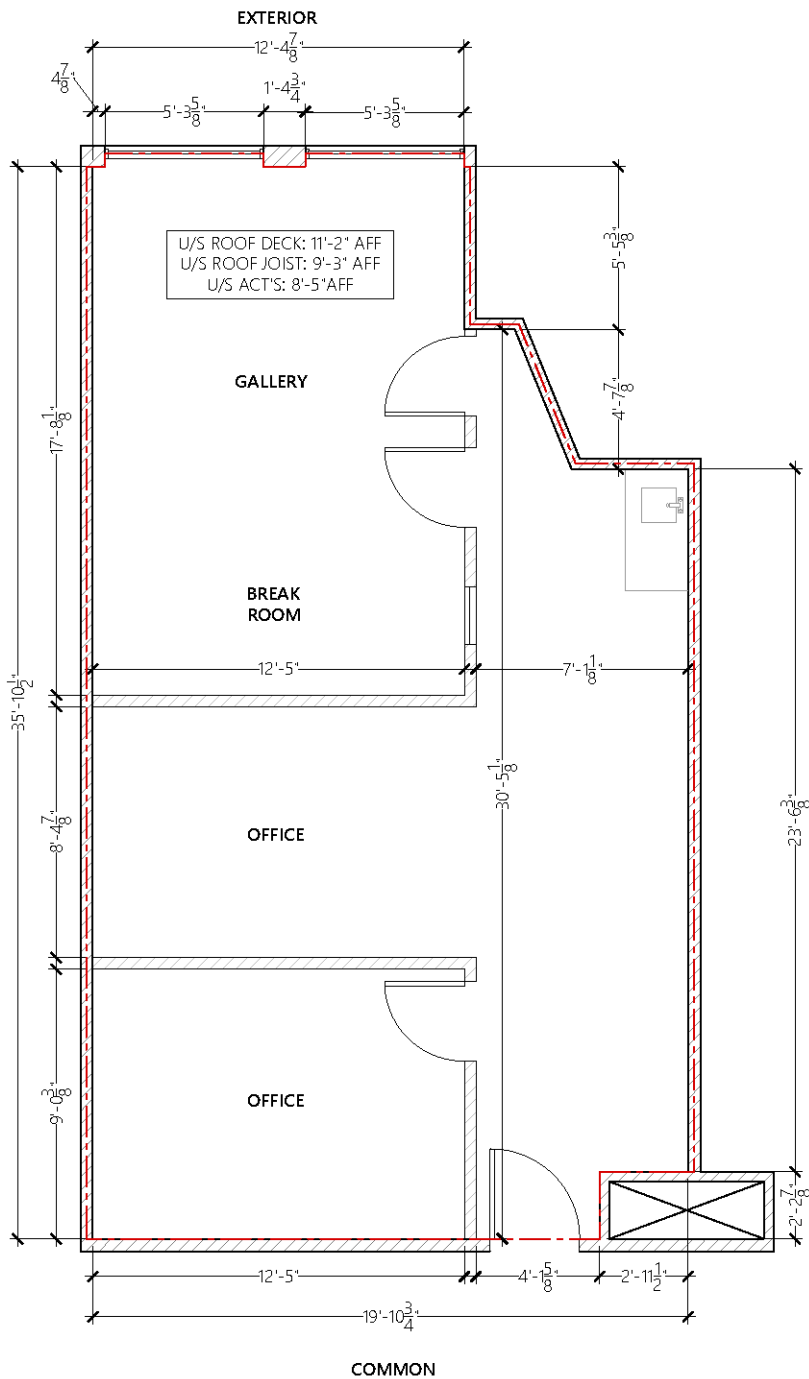
Uniko Centre | Floor Plan

222 - 16th Avenue NE, Calgary, AB

Availability

Suite 217

671 SF

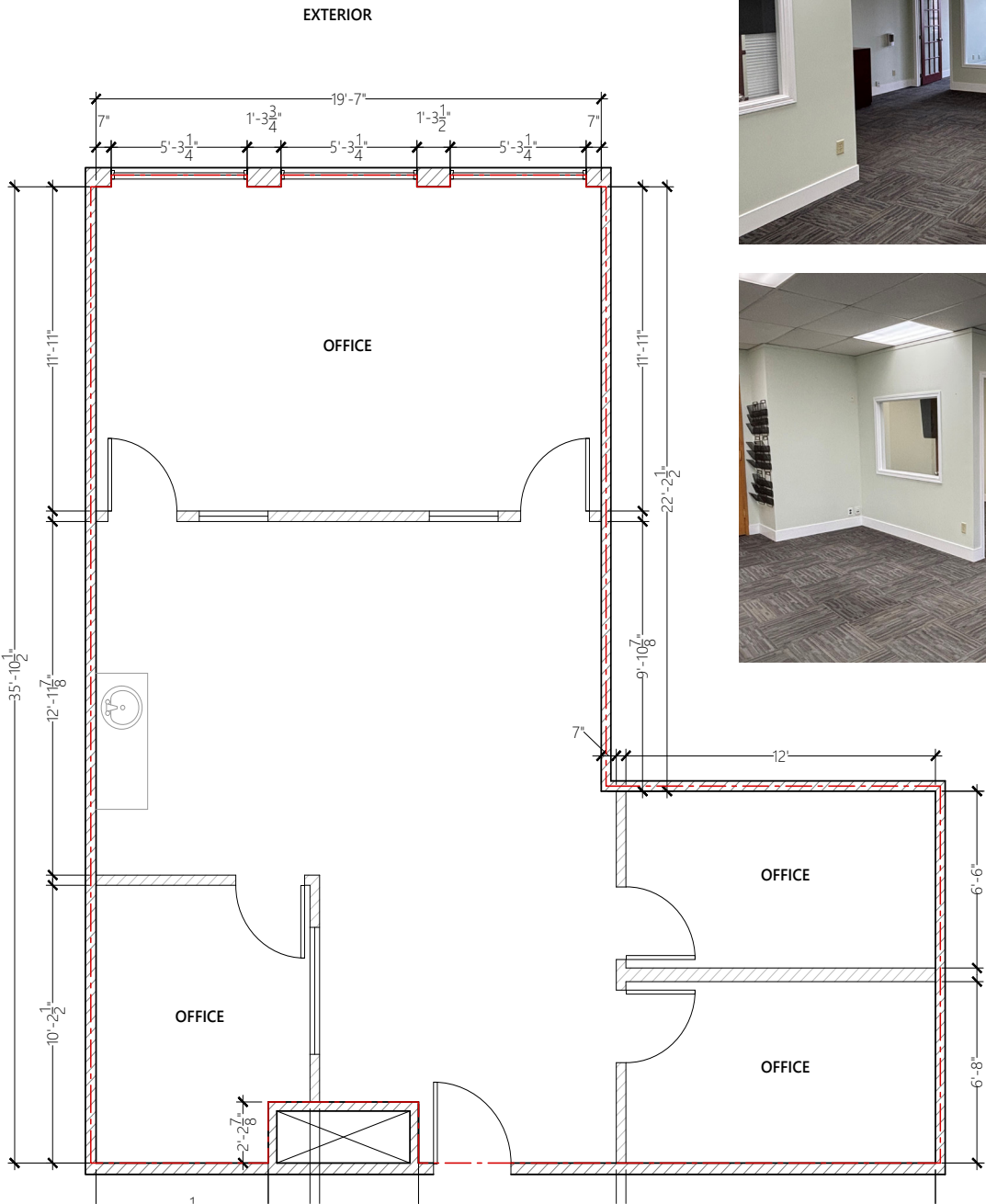


Uniko Centre | Floor Plan

222 - 16th Avenue NE, Calgary, AB

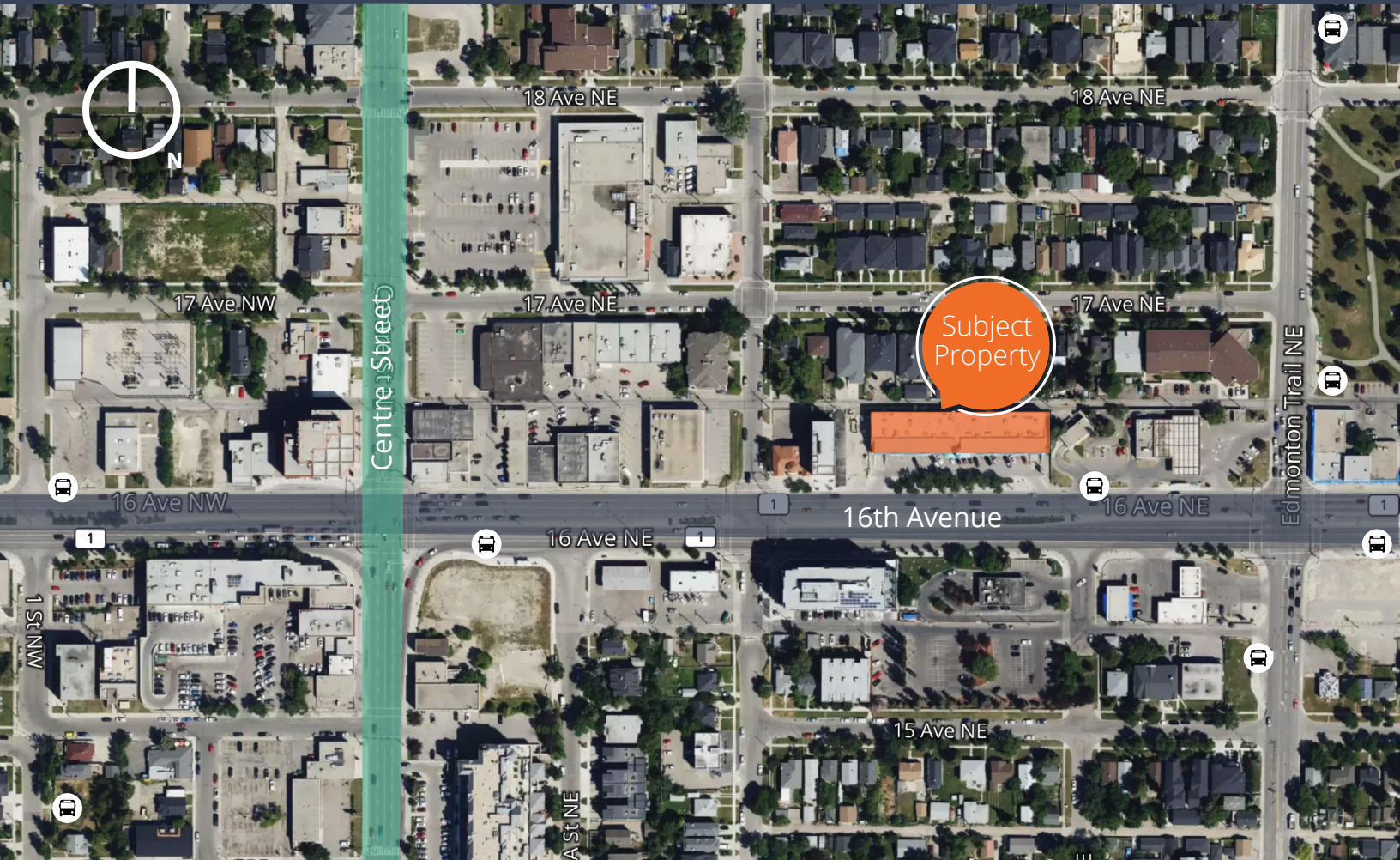
Availability

Suite 224	925 SF
-----------	--------



Uniko Centre | MAP

222 - 16th Avenue NE, Calgary, AB



Transit

Ample access to Calgary Transit Routes:

<https://www.calgarytransit.com/rider-information/lrt-and-bus-station-maps.html>

Retail Amenities within the Building

Calgary Iyengay Yoga
Lamboos Noodle Bar
H & R Block
Smart Gold
Marco's Kitchen
Wah Pek Chinese Herbs

Wai's Aquarium
Chili Hut
Shear Synergy Studio
Advanced Massage
Therapy

Nearby Amenities

- Peter's Drive-in
- Jerusalem Shawarma
- Bubblemania Café
- Night Owl Vietnamese
- Pho Kim Vietnamese
- Phoenix Gate Chinese Cuisine
- Tsujiri Japanese Tea House
- Santorini Greek Taverna
- Namskar Cuisine of India
- The Captain's Boil
- Tim Hortons
- Elite Brewing & Cidery
- Thai Kitchen with Rinda
- KFC
- 7-Eleven
- Co-op North Hill
- Safeway Beacon Heights
- Petro-Canada
- Esso
- Mr. Lube & Tires
- Savona's Pizza
- Lambda Oriental Foods Supermarket
- Tops Supermarket

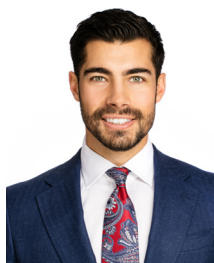


Let's connect.

AVISON
YOUNG



Anna Sorensen
Associate Vice President
C +1 403 923 2483
anna.sorensen@avisonyoung.com



Eric DeMaere
Associate Vice President
C +1 403 483 9876
eric.demaere@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082