

FOR LEASE

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



Highlights...

- ✓ 2nd floor Office suites, 745, 1,267 and 1,298 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

1612 - 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

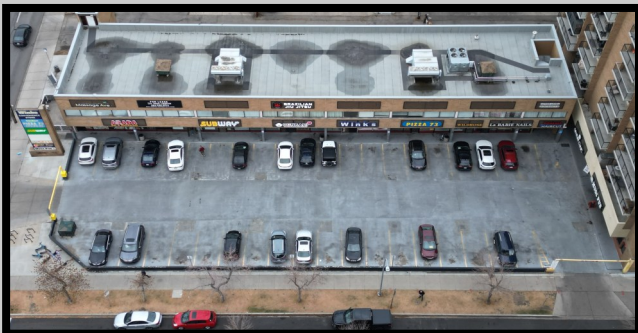
Office/Pager: (403) 245-0773 www.calgarycommercialrealty.com

Cellular: (403) 861-5232 Fax: (403) 229-0239 E-Mail: ploutitt@shaw.ca

Industrial, Retail, Investment Sales & Leasing

F O R L E A S E

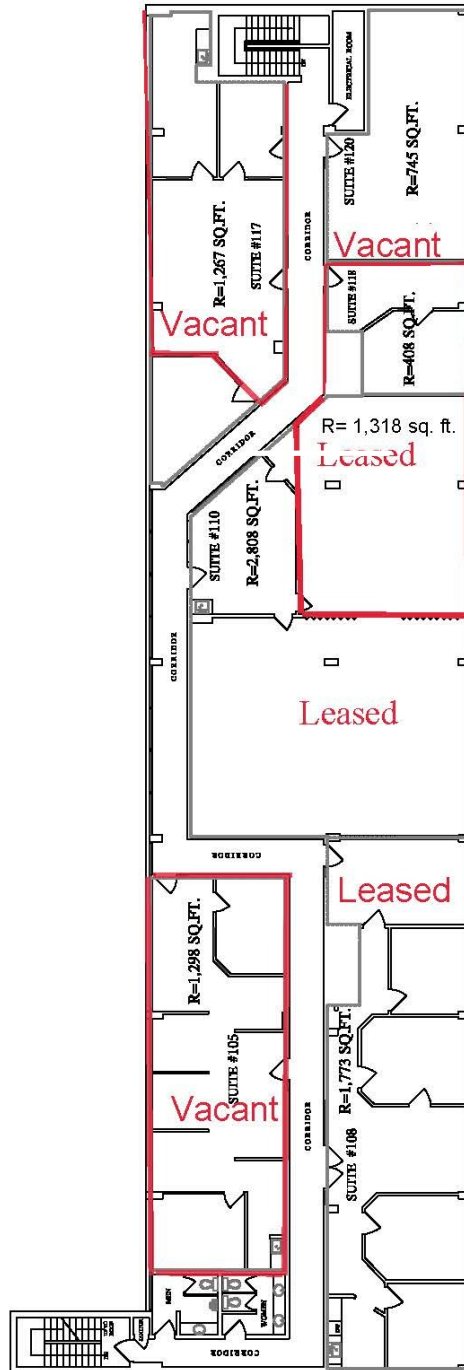
- ADDRESS:** Wellington Square, 1330 15 Avenue SW, Calgary, Alberta
- AVAILABLE SPACE:** Various 2nd floor Office walkup Flex suites 745, 1,267 and 1,298 available
Small format childcare with roof top playground possible.
- NET RENT:** Main floor \$25.00, 2nd floor starting at \$15.00 per sq. ft. per annum
- OPERATING COSTS 2026:** 2nd floor \$15.97 per sq. ft. per annum
- UTILITIES:** Included for 2nd floor
- SIGNAGE:** Highly visible fascia signage
- ZONING:** CC-COR Centre City Commercial Corridor District
- TERM:** 3 - 5 years
- COMMENTS:** **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 pedestrian traffic from surrounding dense multi family district. this location provides an exceptional opportunity for businesses seeking visibility and growth in Calgary's Beltline district.
- 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.

FOR LEASE

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



KEY

- U USABLE AREA
- TA TENANT AREA (AS SHOWN)
- VERT VERTICAL PENETRATIONS
- FCA FLOOR COMMON AREA
- TCA TENANT COMMON AREA
- ECA BUILDING COMMON AREA
- GMA GROSS MEASURED AREA
- GBA GROSS BUILDING AREA
- RURATIO GROSS-UP FACTOR

UPPER LEVEL FLOOR PLAN

ARLINGTON REALTY
 403-508-2086
 CALGARY, AB

MEASURE MASTERS™
 CALGARY
 (403)238-3555



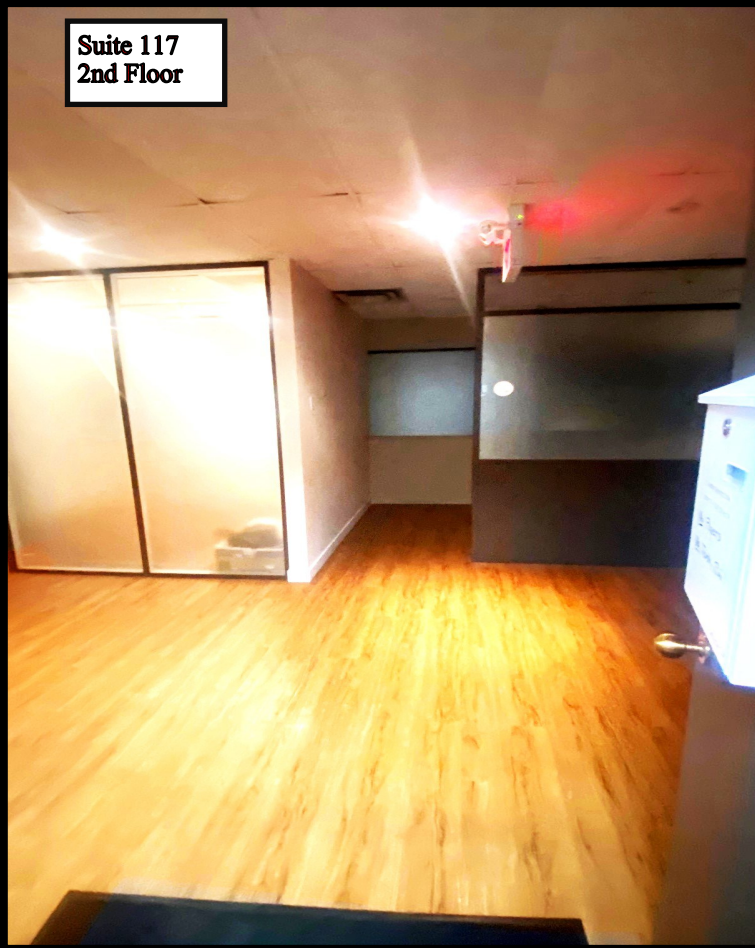
F O R L E A S E

Suite 105
2nd Floor



FOR LEASE

Suite 117
2nd Floor



Suite 120
2nd Floor



F O R L E A S E

