

**AVISON
YOUNG**

Office For Sublease

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SUITE

230

3015 - 12 STREET NE
CALGARY, AB



Property Details

ADDRESS

SUITE 230

3015 - 12 Street NE, Calgary, AB

TOTAL SF

1,572 sf

SUBLEASE EXPIRY

January 31, 2028

SUBLEASE RATE

Market

ADDITIONAL RENT

\$10.52/sf (est. 2025)

PARKING

Ample surface stalls

AVAILABLE

Immediately

Property Highlights



EFFICIENT OFFICE SPACE: 1,572 square feet of functional workspace ideal for professional services, creative teams, or boutique firms.



SUBLEASE OPPORTUNITY UNTIL 2028: Short-term flexibility with a sublease expiring January 31, 2028.



SURFACE PARKING: Ample surface scramble parking available.

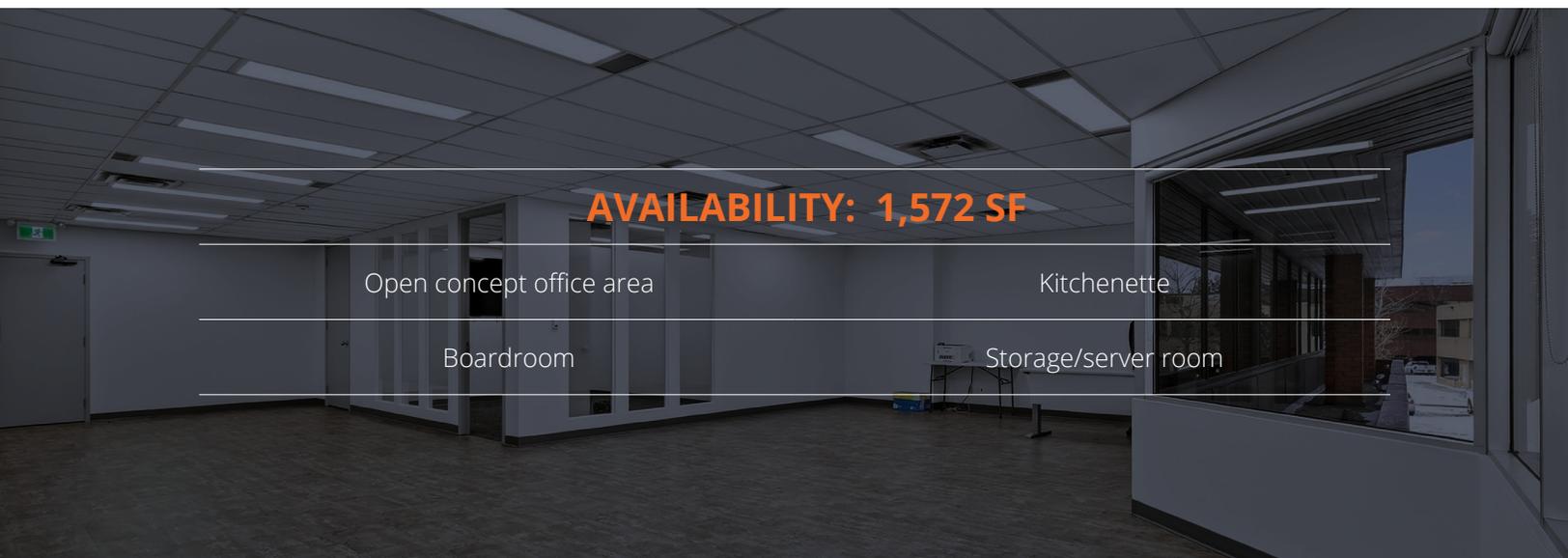
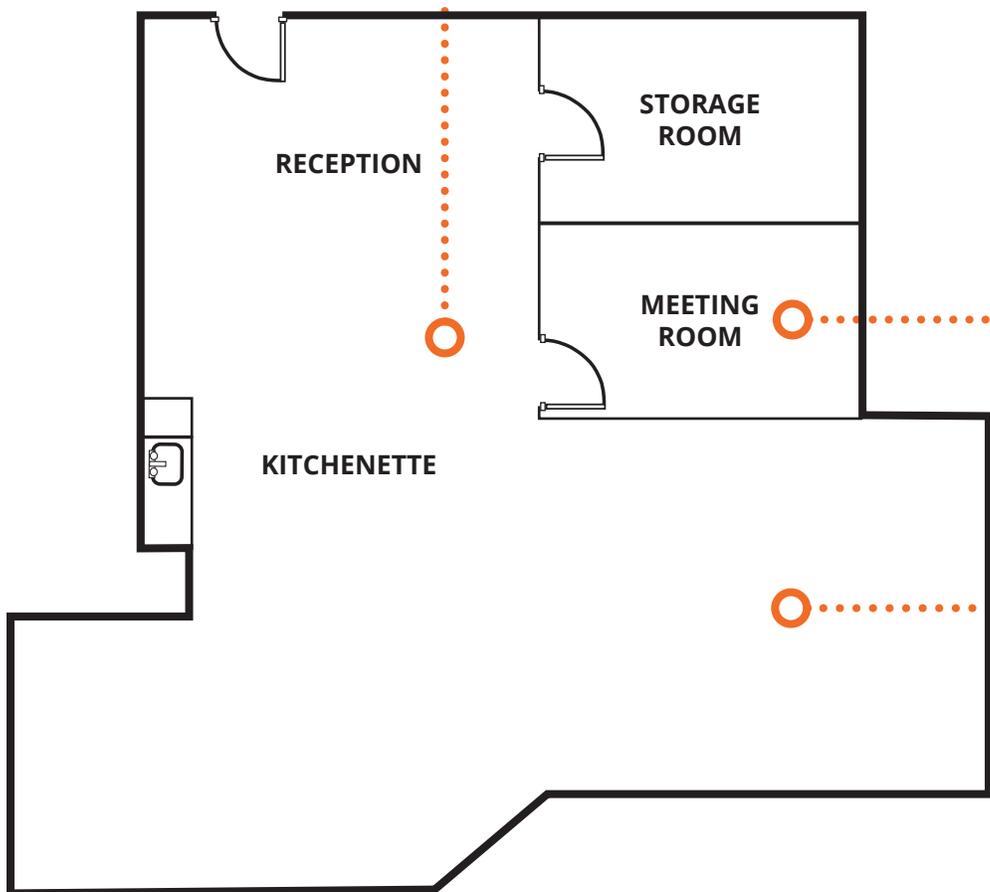


NEARBY TRANSIT & AMENITIES: Steps from Tim Hortons, McCall Lake Golf Course, and Subway. Easy access to 32nd Avenue NE and Deerfoot Trail.





SUITE 310



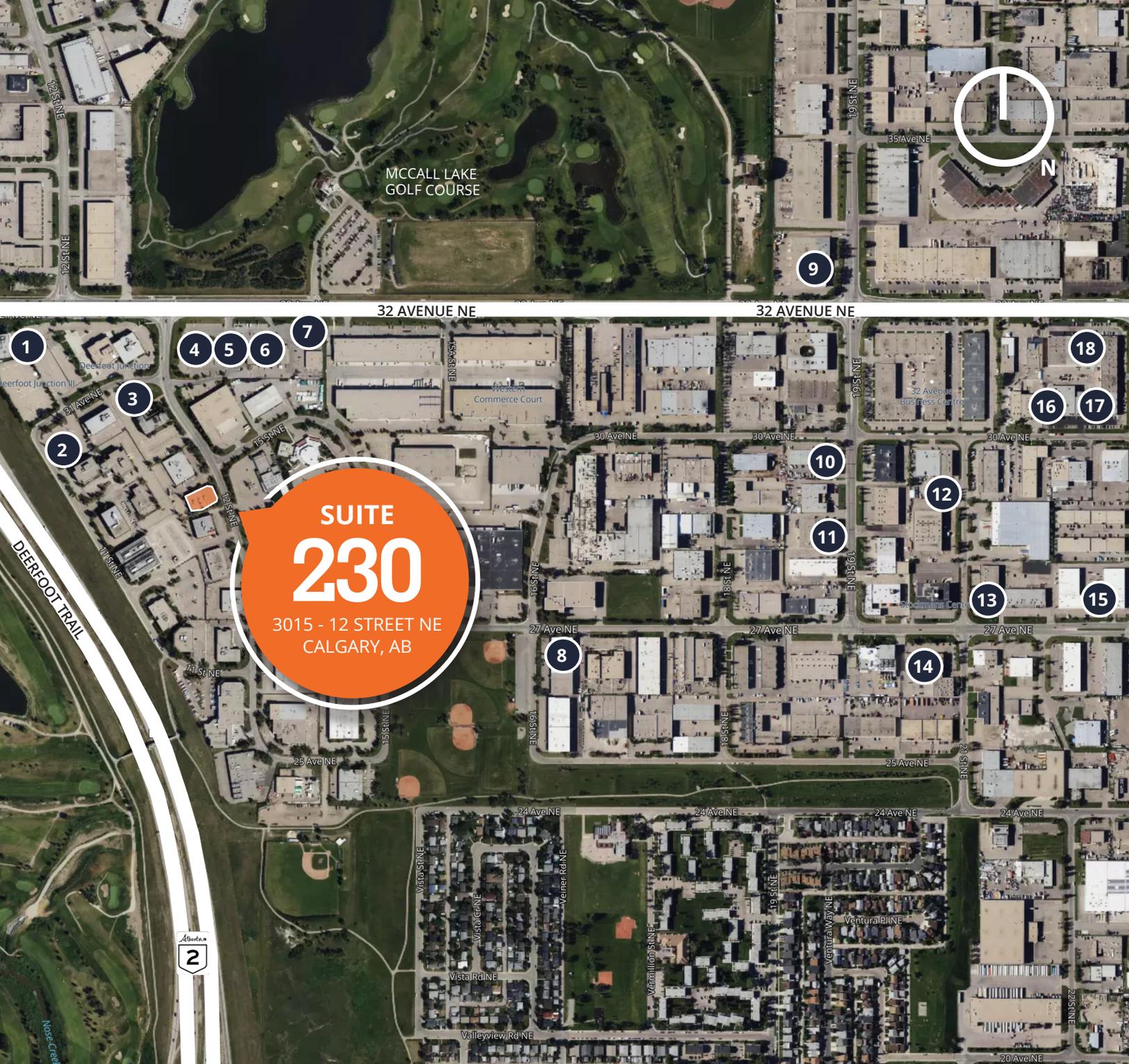
AVAILABILITY: 1,572 SF

Open concept office area

Kitchenette

Boardroom

Storage/server room



Nearby amenities

- | | |
|---|--|
| 1. Fresh-adilla, Fresh Trotilla/
Deerfoot Cafe | 10. Helen's Place |
| 2. Austrian Canadian Cultural
Centre | 11. Song Huong Vietnamese
Restaurant |
| 3. Fresh Taste Corner | 12. Phillistines Bakery & Sweets |
| 4. RBC Royal Bank | 13. Pathway Burgers & Momo's |
| 5. Tim Hortons | 14. Ginger Garlic South Indian
Restaurant |
| 6. Backham's Pub & Eatery | 15. Taqueria El Chef |
| 7. Taco Bell | 16. Hidden Spot Arcade Bar |
| 8. The Sara's Restaurant | 17. Noodle King Vietnamese
Restaurant |
| 9. Viviaan's Yummies Indian
Street Food | 18. Subway |

1

minute walk to multiple
Bus Stations

8

minute drive to
Sunridge Mall

18

minute drive to
**Calgary International
Airport**



AVISON YOUNG

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We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

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For Sublease

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