

UNIKO CENTRE | FOR LEASE

222 - 16TH AVENUE NE, CALGARY, AB



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**AVISON
YOUNG**



Particulars

Availability:	Second Floor Suite 217 671 SF Suite 218 2,250 SF Suite 224 925 SF Suite 225 LEASED
Net Rent rate:	Market
Additional rent:	\$17.65 PSF
Occupancy:	Immediately
Term:	Negotiable
Parking:	Surface and underground parking available at no additional charge.



Highlight

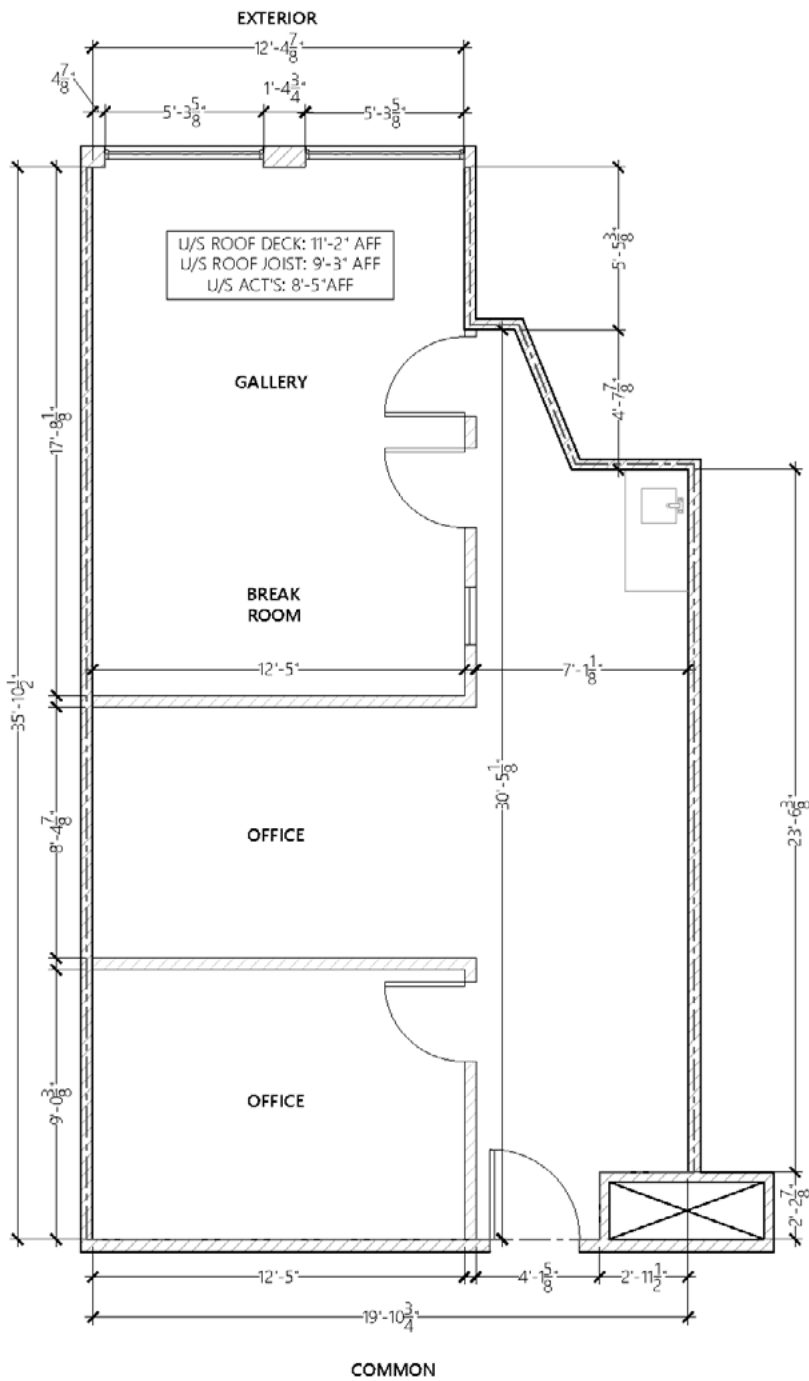
- Move-in ready space ideal for traditional office and professional services
- Recent building upgrades and various renovations completed
- Free scramble surface parking in front of the building along 16th Avenue NE
- Underground parking available
- Excellent building and signage exposure along 16th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

Uniko Centre | Floor Plan

222 - 16th Avenue NE, Calgary, AB

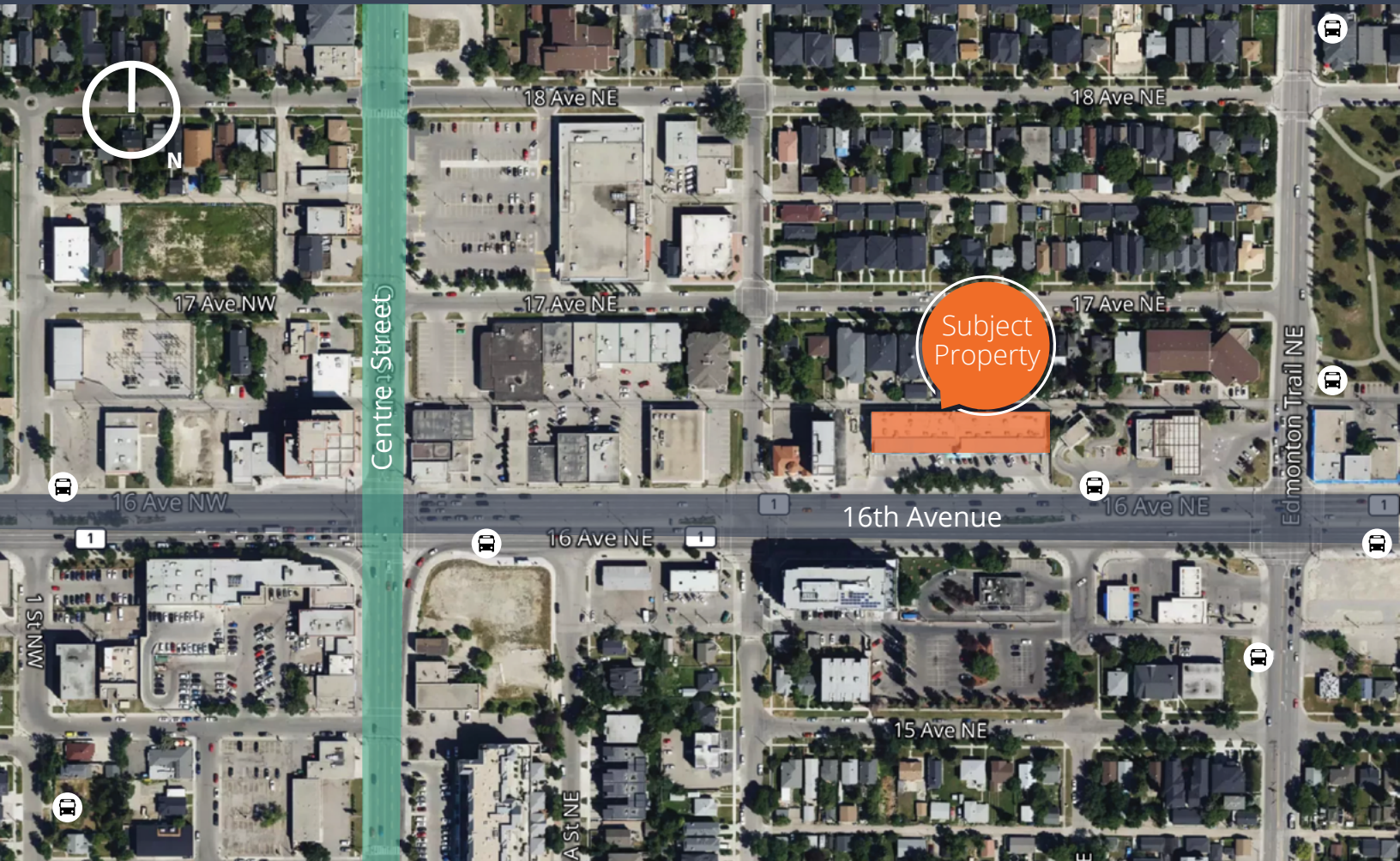
Availability

Suite 217 671 SF



Uniko Centre | 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
Lambo 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.

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