

AVISON
YOUNG

For Lease

609
14 Street NW
Calgary, Alberta

895 sf to 1,981 sf
Office Space

Campana
Place



Steven Goertz
Principal
+1 403 232 4322
steven.goertz@avisonyoung.com

Jacob Robinson
Associate
+1 403 805 9093
jacob.robinson@avisonyoung.com

Kelvin Hair
Client Services Coordinator
+1 587 355 8516
kelvin.hair@avisonyoung.com

Property Information

Campana Place brings together the best of Calgary's inner-city convenience with the flexibility and functionality today's office users expect. This professional building is located near one of the city's most walkable, amenity-rich neighbourhoods. Kensington is just steps away, and downtown is less than five minutes by car.



Professionally managed Class B building featuring renovated common areas, bright suites, visitor parking, and reserved underground stalls



Abundance of neighbourhood amenities in the immediate area



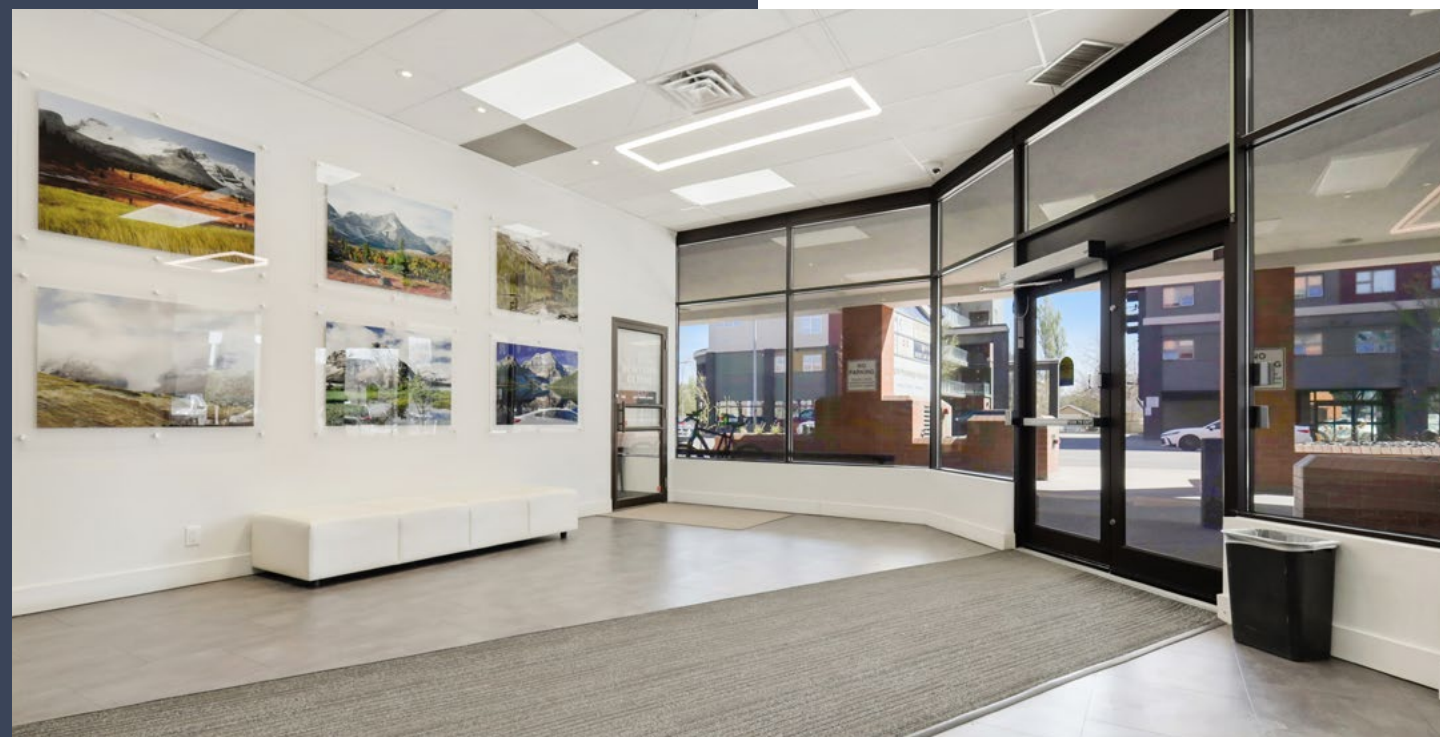
Nearby public transit access and Sunnyside LRT Station



Prime inner-city location in Hillhurst with immediate access to Kensington's open-air shopping, dining, and lifestyle amenities

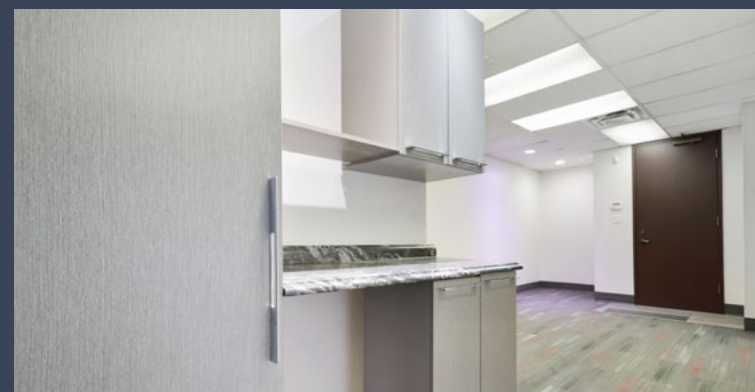
Particulars

Municipal Address	609 14 Street NW Calgary	
Year Built	1981	
Building Class & Zoning	Class B C-COR2 (Commercial - Corridor 2)	
Available Space	Suite 208 - Leased Suite 303 - 1,981 sf Suite 310 - 1,976 sf	
Base Rent	Market	
Additional Rent	\$16.44 psf (including tax est.2025)	
Parking	\$225/stall/month/underground	
Occupancy	Suite 208	Immediately
	Suite 303	Immediately
	Suite 310	Immediately



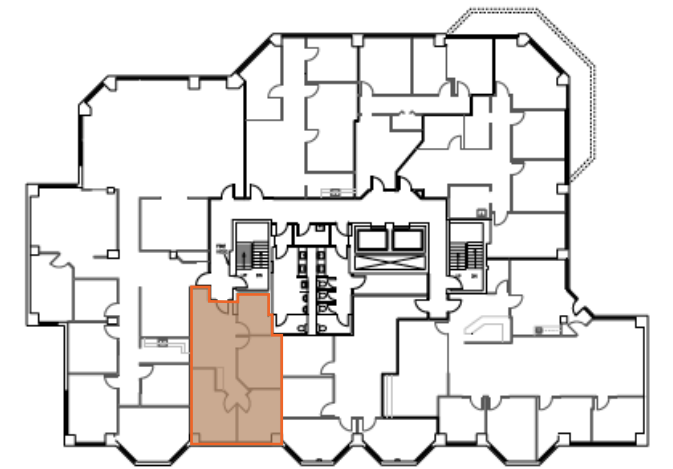
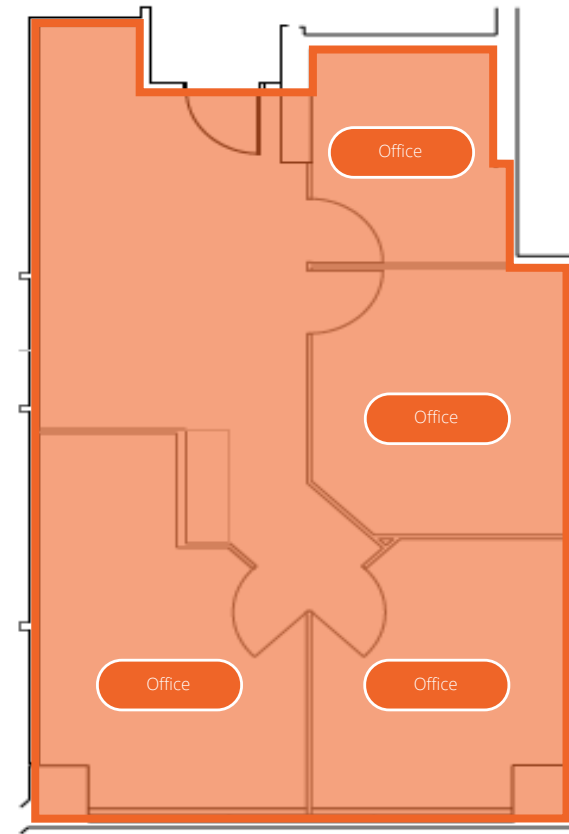
Gallery

Suite 208 | 895 sf - Leased



Floorplan

Suite 208 Leased



Salient details


SIZE
895 sf

ADDITIONAL RENT
\$16.44 psf (including tax est.2025)

AVAILABILITY
Immediately

BASE RENT
Market

Suite features

 Mix of Open Plan & Offices

 4 Offices

 Recently Renovated

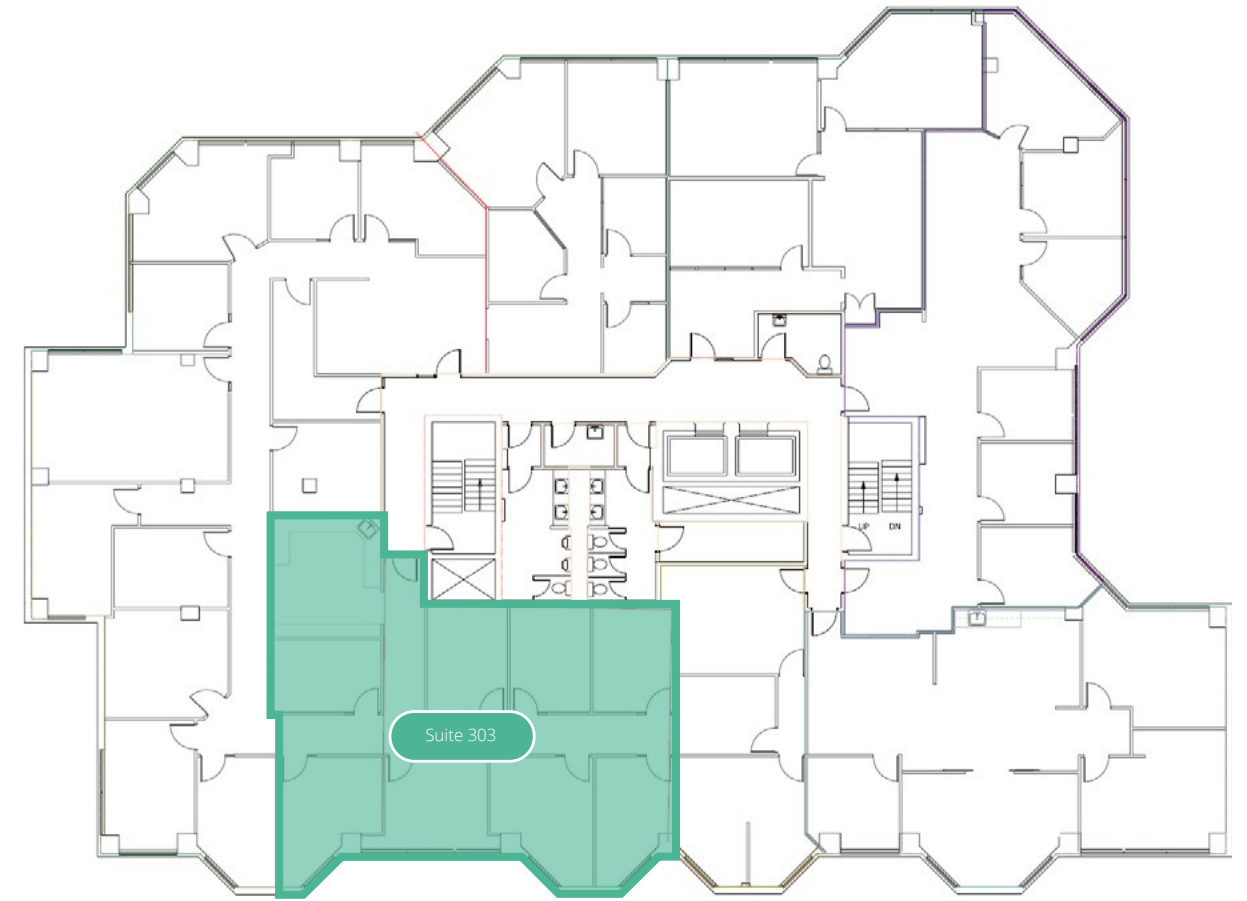
 Kitchenette & Coffee Build-Out

Gallery

Suite 303 | 1,981 sf

Floorplan

Suite 303



Salient details

SIZE
1,981sf

ADDITIONAL RENT
\$16.44 psf (including tax est.2025)

AVAILABILITY
Immediately

BASE RENT
Market

Suite features



Efficient Layout



8 Offices



Move-In Ready



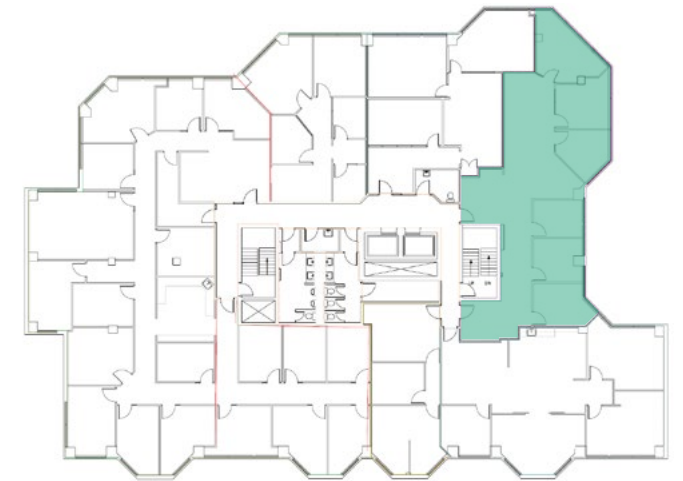
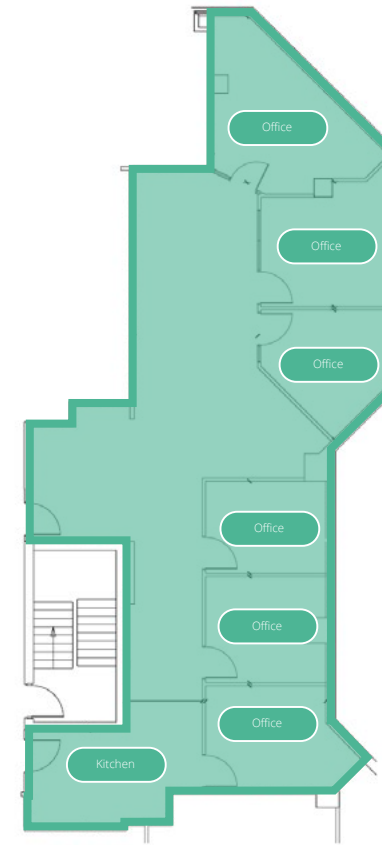
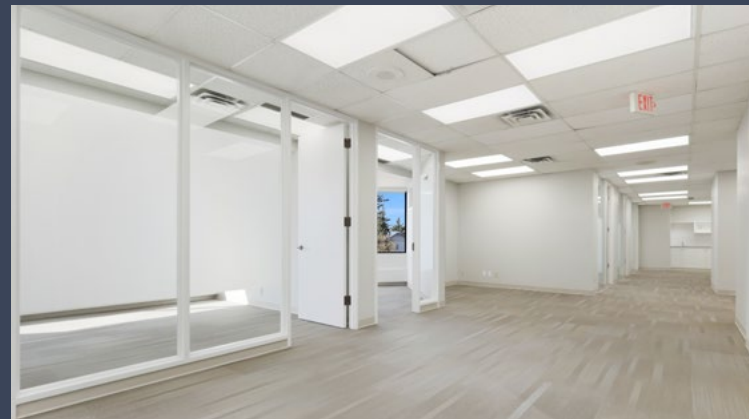
Full Kitchen & Coffee

Gallery

Suite 310 | 1,976 sf

Floorplan

Suite 310



Salient details

SIZE
1,976 sf

ADDITIONAL RENT
\$16.44 psf (including tax est.2025)

AVAILABILITY
Immediately

BASE RENT
Market

Suite features



Mix of Open Plan & Offices



Recently Renovated



6 Offices



Move-In Ready



Full Kitchen Build Out

Location overview

Tucked in the heart of Hillhurst—one of Calgary's most accessible and amenity-rich inner-city neighbourhoods—Campana Place offers the ideal balance of location, flexibility, and urban convenience. Just steps from Kensington Village, tenants benefit from a full spectrum of nearby amenities, including cafés, restaurants, fitness studios, and essential services—perfect for both workdays and client visits.

Centrally located with direct access to Calgary's core and major roads, commuting to and from Campana Place is efficient for teams and clients alike. The property is also easily accessible by transit, with multiple bus stops and the Sunnyside LRT Station just a short walk away.

- 3** Minutes
Kensington Village
- 4** Minutes
Downtown Calgary
- 4** Minutes
North Hill Shopping Centre

Immediate access to

Kensington Road NW, 16 Avenue NW,
and 14 Avenue NW



Nearby Amenities

- | | | |
|-----------------------|-------------------------------|------------------------|
| 1. Sultan's Tent | 7. Brouhaha Breakfast & Lunch | 13. Good Trade Coffee |
| 2. Chicken On The Way | 8. Tu Taco | 14. Blanco Cantina |
| 3. Shoppers Drug Mart | 9. Side Street Pub & Grill | 15. Hayden Block |
| 4. Globefish Sushi | 10. Kensington Wine Market | 16. Higher Ground Cafe |
| 5. WholeLifeGo | 11. Original Joe's | 17. The Mash |
| 6. The Grand Lounge | 12. PB and J YYC | 18. Deville Coffee |

Your Vision Our Expertise

If you would like more
information, please contact:

Steven Goertz

Principal
+1 403 232 4322
steven.goertz@avisonyoung.com

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Associate
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Visit us online
avisonyoung.com

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

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