

# 1000 CENTRE ST N

SMiL  
HEIGHTS

Mighty Learner  
Childcare

HOLY GRILL  
BURGER PANINI & BRUNCH

Deng's  
DUMPLING

*Inner City Office Space For Lease*

certus open

PROPERTY  
GROUP

# THE DETAILS

|                 |                                     |
|-----------------|-------------------------------------|
| Area            | Suite 315: 1,904 sf                 |
| Rate            | Market                              |
| Additional Rent | CAM: \$15.87 psf<br>TAX: \$2.87 psf |
| Parking         | \$250.00/month                      |
| Availability    | October 1, 2026                     |

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## SNAPSHOT

- Prime Inner-City Location positioned along Centre Street North, one of Calgary's key north-south corridors with strong connectivity to the downtown core.
- Excellent Accessibility with immediate access to major routes including 16th Avenue (Trans-Canada Highway), Memorial Drive, and Deerfoot Trail, supporting convenient commuting from all quadrants of the city.
- Surrounded by Amenities including cafés, restaurants, fitness studios, retail services, and professional offices within walking distance.



# PERKS

At the crossroads of Crescent Heights and Bridgeland, 1000 Centre Street N sits steps from downtown - without downtown constraints. With strong residential density, steady commuter flow along Centre Street, and a built-in neighbourhood customer base, this address blends urban energy with practical accessibility.

## LOCAL MARKET

109,721  
Population



58,955  
Households



\$83,594  
Avg. Household \$



37  
Median Age



93  
Walk Score



98  
Bike Score



# FLOOR PLAN

Suite 315: 1,904 sf

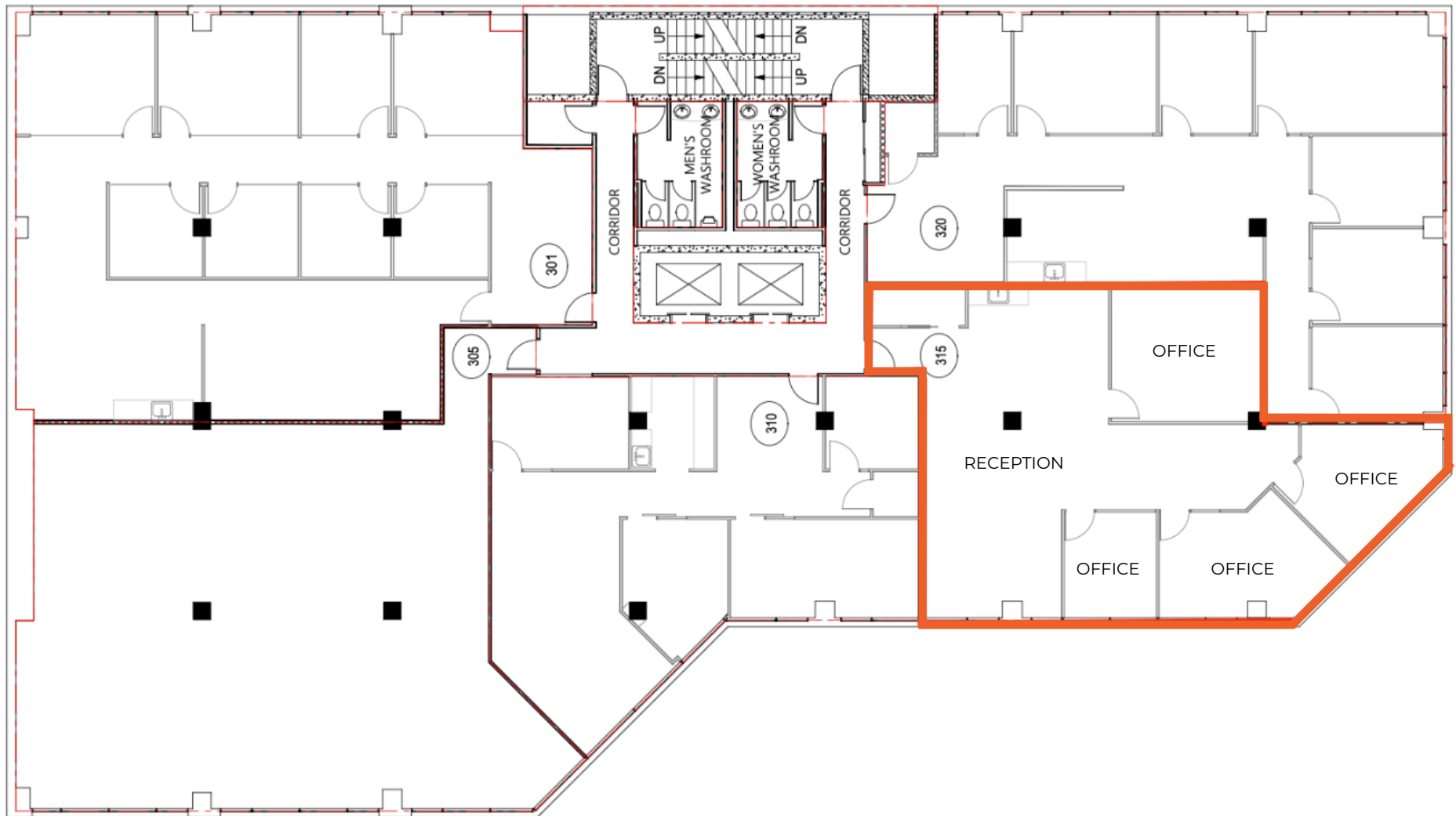
4 Offices

Open Area

Kitchenette

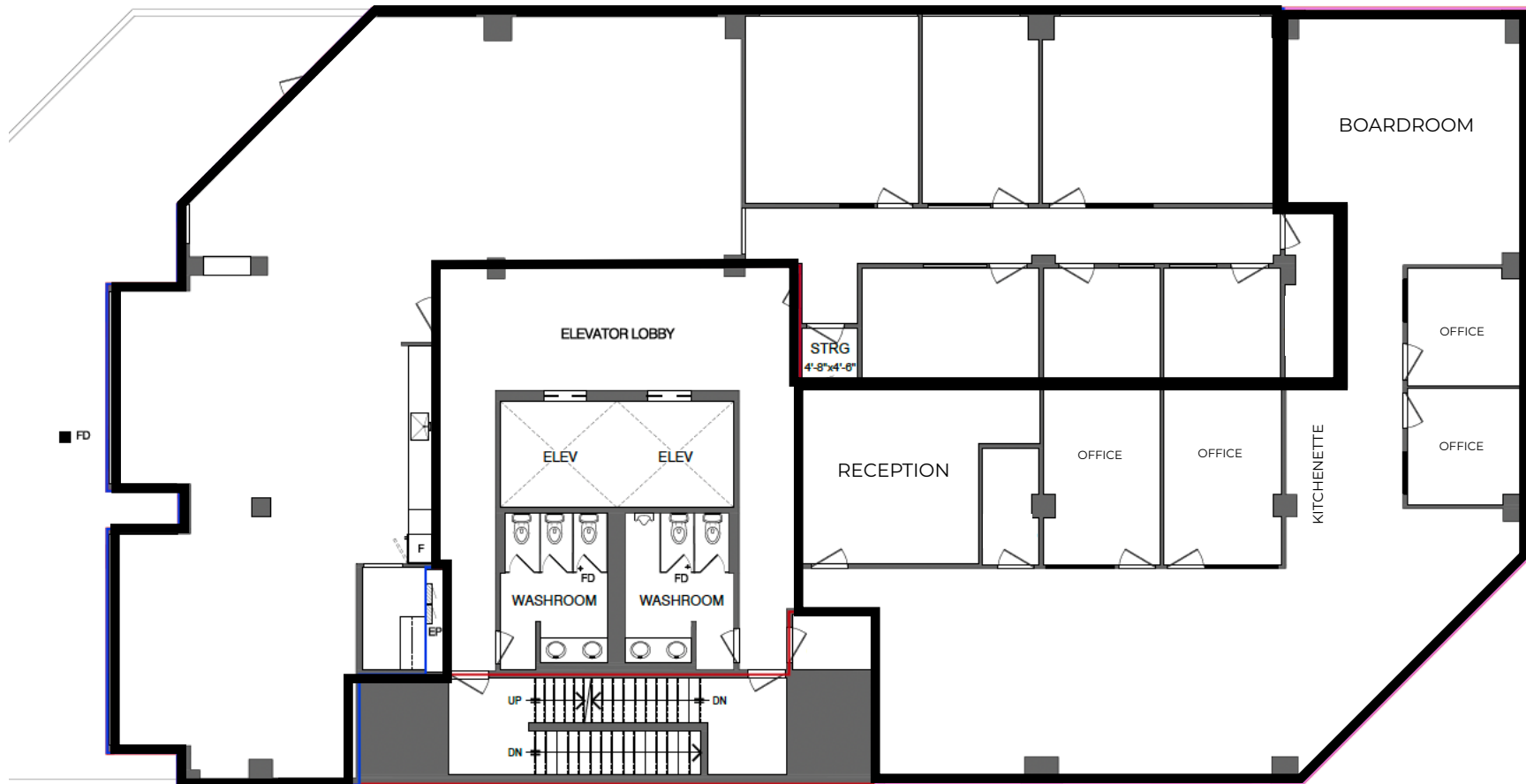
○ Leased

● Available



# FLOOR PLAN

Suite 601: 2,250 sf  
*Leased*



# PERKS



certus open  
PROPERTY  
GROUP

# OPEN BY NATURE. CONNECTED BY DESIGN.

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