

AVISON
YOUNG

OFFICE FOR SUBLEASE

Campana Place

609 - 14 Street NW
Calgary, AB



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Campana Place

609

14th Street NW

AVAILABLE

Suite 300 - 1,429 SF

BUILDING SIZE

51,079 SF

NUMBER OF FLOORS

5

RENTAL RATES

Market

SUBLEASE TERM

August 30, 2028

ADDITIONAL RENT

\$16.44 PSF

PARKING

1 Reserved stall

Additional stalls available

\$225.00/stall/month

BUILDING HIGHLIGHTS



Class B office building featuring renovated common areas, a covered visitor parking lot, and an underground lot reserved for tenant use



Located in Hillhurst, just steps away from one of Calgary's most vibrant walkable commercial districts, full of local retail shops and restaurants



5-minute drive to the downtown core



Convenient access to public transit, and just a 15-minute walk to the Sunnyside LRT station



Easy access to Riley Park








Pylon signage opportunity

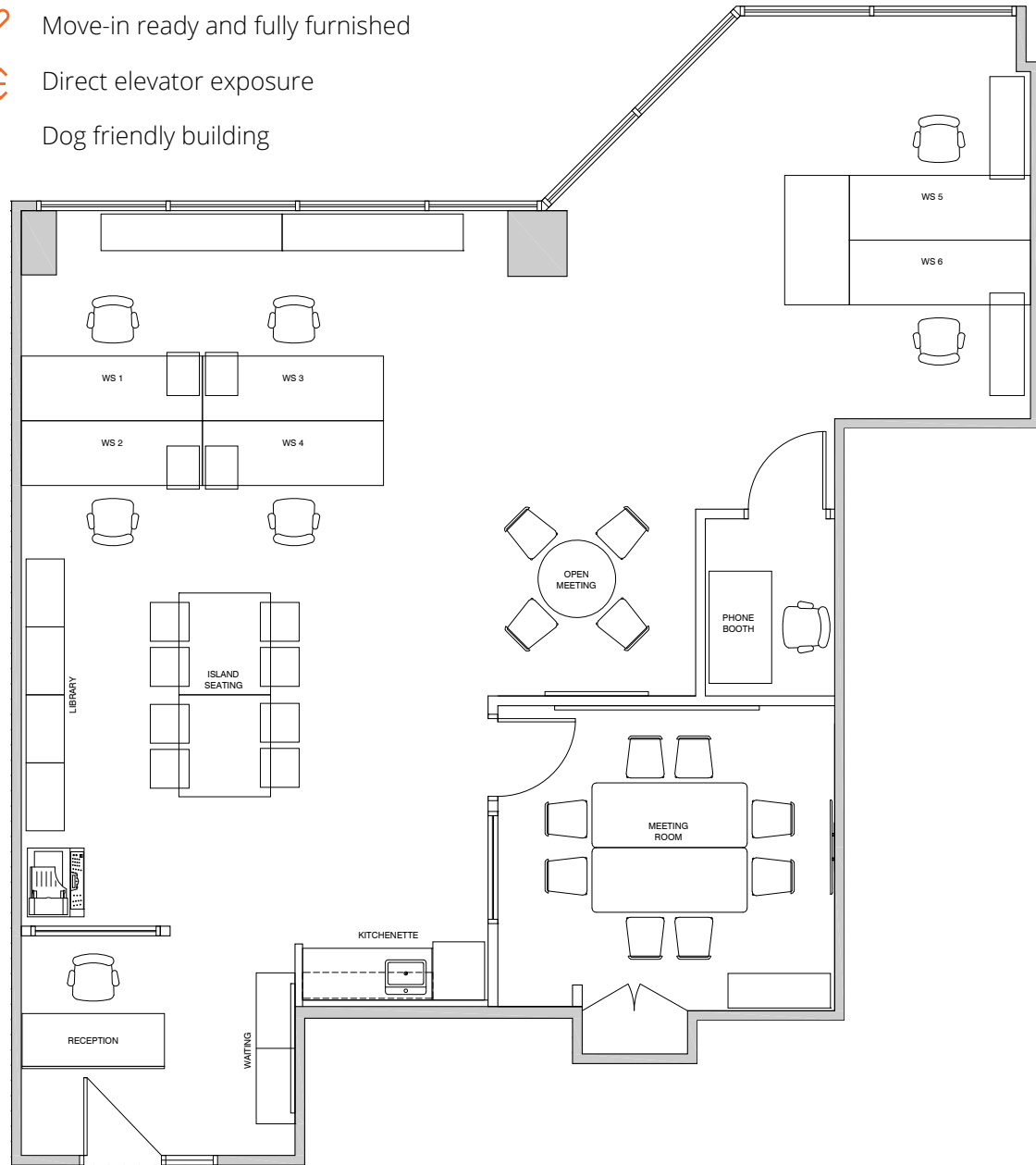


Campana Place 609 14th Street NW

HIGHLIGHTS

-  Modern, bright office space in Hillhurst, just steps away from the vibrant Kensington District
-  Open floorplan featuring a reception area, a meeting room, a kitchenette, a phone room, and open space for workstations
-  Move-in ready and fully furnished
-  Direct elevator exposure
-  Dog friendly building

SUITE 300



NEARBY AMENITIES

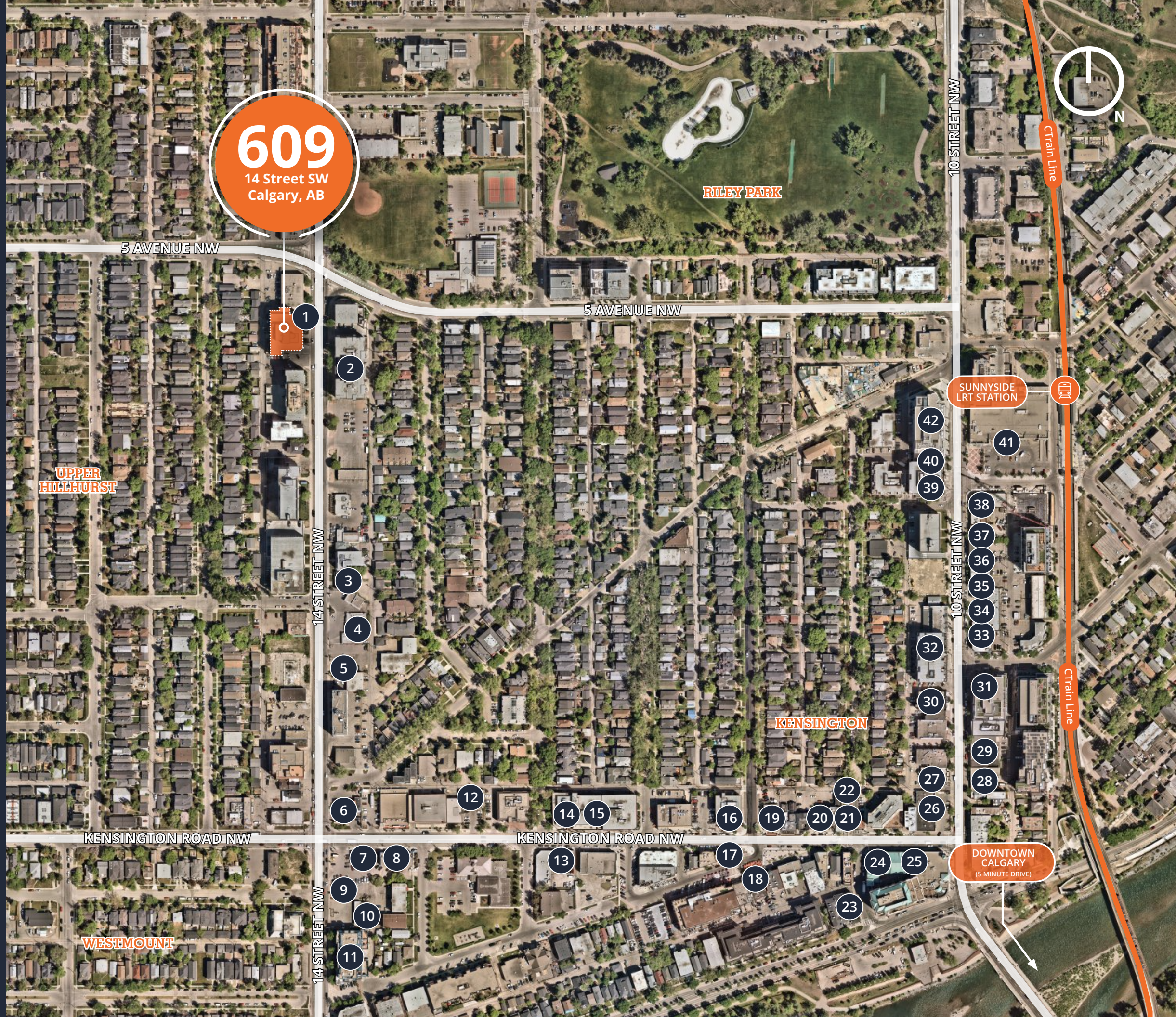
1. BROUHAHA
2. Rosso Pepper
3. WholeLifeGo
4. Globefish Sushi Kensington
5. Globefish Ramen and Izakaya
6. Petro Canada
7. Shawarma King Calgary
8. Subway
9. Chicken On The Way
10. The Fancy Induced Burger
11. Sultan's Tent
12. Tu Taco
13. Niko's Bistro
14. Ramen Arashi Calgary
15. Peppino Gourmet Foods
16. Scotiabank
17. Good Trade Coffee Company
18. Pulcinella
19. Hexagon Board Game Cafe
20. Higher Ground Coffee
21. Deville Coffee
22. Kensington Pub
23. Oxbow
24. Tupi Acai Bowls and Gelatos
25. Fuwa Fuwa Japanese Pancakes
26. Chocoberry London (Kensington)
27. Vero Bistro Moderne
28. Bombay Tiger Indian Kitchen & Bar
29. Vitaminboba
30. Pekko
31. Red's Diner in Kensington
32. Regal Cat Cafe
33. The Roasterie
34. Kim's Katsu
35. Bodega Mexican Restaurant
36. WOW Chicken Kensington
37. Flipp'n Burgers
38. AGGUDO Coffee Roasters
39. COBS Bread
40. Freshii
41. Safeway
42. Freshslice Pizza

93 **WALK SCORE**
Walker's Paradise

99 **CYCLING SCORE**
Biker's Paradise

66 **TRANSIT SCORE**
Good Transit

Source:WalkScore.com



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We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

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