

# FOR LEASE

## HIGH EXPOSURE OFFICE SUITES WELLINGTON SQUARE 1330-15 AVENUE SW



### Highlights...

- ✓ 2nd floor Office suites, 745, 1,267 and 1,298 available
- ✓ Small format 2nd floor childcare with rooftop play area possible
- ✓ Prime exposure, high-traffic corridor with excellent visibility and signage opportunities.
- ✓ Vibrant Location surrounded by dense multi-family developments, retail, hospitality, and services.
- ✓ Parking Convenience, front double-row customer parking plus ample street parking
- ✓ Competitive Rates, below-market net rental rates offering exceptional value

# CENTURY 21 Bamber Realty Ltd.

**PAUL LOUITT**

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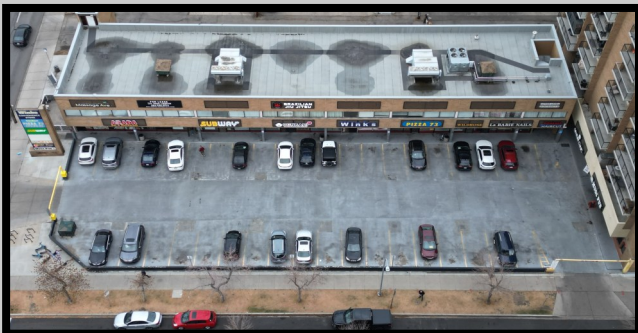
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**Industrial, Retail, Investment Sales & Leasing**

# F O R L E A S E

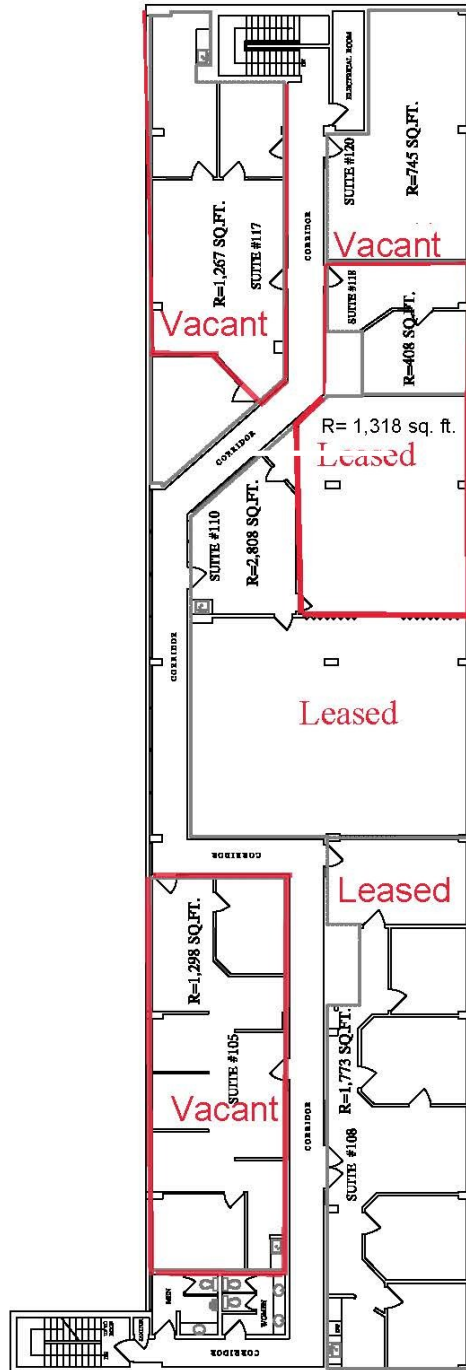
- ADDRESS:** Wellington Square, 1330 15 Avenue SW, Calgary, Alberta
- AVAILABLE SPACE:** Various 2nd floor Office walkup Flex suites 745, 1,267 and 1,298 available  
Small format childcare with roof top playground possible.
- NET RENT:** Main floor \$25.00, 2nd floor starting at \$15.00 per sq. ft. per annum
- OPERATING COSTS 2026:** 2nd floor \$15.97 per sq. ft. per annum
- UTILITIES:** Included for 2nd floor
- SIGNAGE:** Highly visible fascia signage
- ZONING:** CC-COR Centre City Commercial Corridor District
- TERM:** 3 - 5 years
- COMMENTS:** **Prime Beltline Location** This high-traffic, vehicle and pedestrian-friendly corridor offers a dynamic mix of prominent franchises and local businesses, creating a strong draw to the Centre. The property is surrounded by dense multi-residential developments, retail, hospitality, and service-oriented businesses, ensuring consistent built-in traffic. Visible storefronts and building signage maximize exposure, while the vibrant surrounding amenities enhance the appeal for both tenants and visitors. With a strong local presence and pedestrian traffic from surrounding dense multi family district. this location provides an exceptional opportunity for businesses seeking visibility and growth in Calgary's Beltline district.
- Existing Tenant's;** Subway, Pizza73, Winks Convenience, Arada Bar & Restaurant, Donkari Japanese House, Wildrose Dry cleaning, La Babie Nail & Spa, Calgary Denture Clinic, Mugs Pub, Pomme Barber, Massage Avenue, Rebel Haus Studio, Kimbolino Brazilian Ju Jitsu



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

# FOR LEASE

WELLINGTON SQUARE  
 1330 - 15 AVENUE SW  
 CALGARY, ALBERTA  
 MEASURED - JUL., 2008 per ANSI/BOMA Z65.1-1996



KEY

U	USABLE AREA
U	UNUSABLE (AS SHOWN) AREA
V	VERT. MECHANICAL PENETRATIONS
PCA	FLOOR COMMON AREA
TCA	TENANT COMMON AREA
BCA	BUILDING COMMON AREA
GMA	GROSS MEASURED AREA
GBA	GROSS BUILDING AREA
R	RATIO GROSS-UP FACTOR

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 CALGARY, AB

MEASURE MASTERS™  
 CALGARY  
 (403)238-3555



UPPER LEVEL FLOOR PLAN

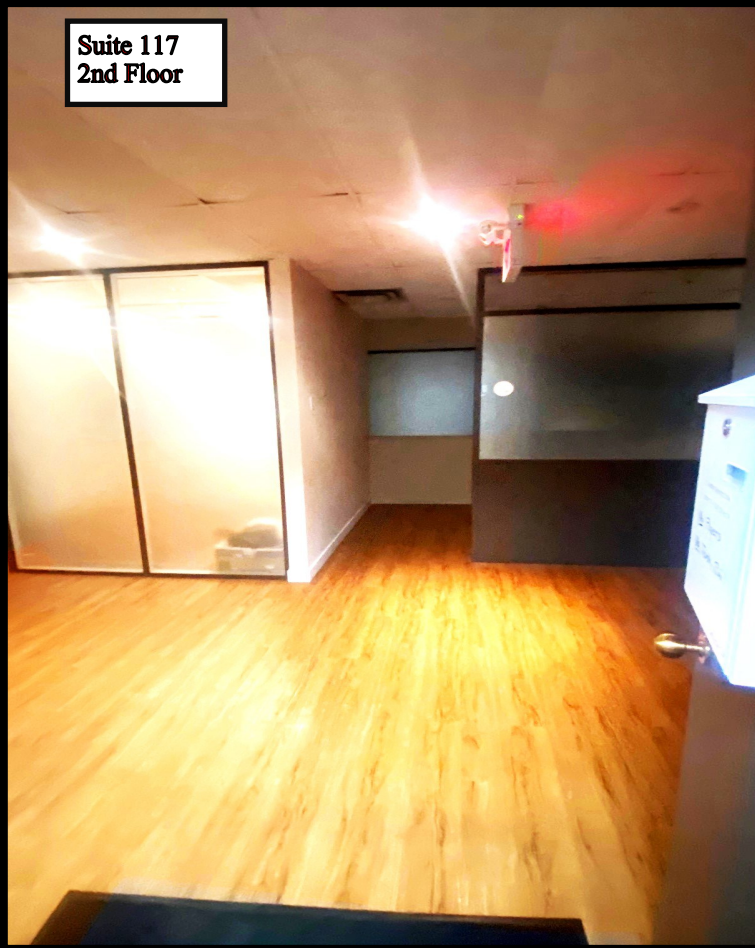
# FOR LEASE

Suite 105  
2nd Floor



# F O R L E A S E

**Suite 117  
2nd Floor**



**Suite 120  
2nd Floor**



F O R L E A S E

