



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

117, 1330 15 Avenue SW  
Calgary, Alberta

MLS # A2254876



**\$15 per sq.ft.**

**Division:** Beltline  
**Type:** Office  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** WELLINGTON SQUARE  
**Bus. Name:** -  
**Size:** 1,267 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** Concrete  
**Water:** -  
**Sewer:** -  
**Inclusions:** NA

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Various 2nd floor walkup Office suites, 745, 1,267 and 1,298 sq. ft. available Small format childcare with rooftop pay 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 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, LaBabie Hair Studio, Calgary Denture Clinic, Mugs Pub, Pomme Barber Massage Avenue, Rebel Haus Studio, Kimbolino Brazilian Ju Jitsu