



GRASSROOTS
REALTY GROUP

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218, 1217 Centre Street NW
Calgary, Alberta

MLS # A2186050



\$10 per sq.ft.

Division: Crescent Heights

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Hala Building

Bus. Name: -

Size: 2,552 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Current Furniture could be made available

Beautifully renovated Office space of 3,452sf, with excellent access to downtown core and bus routes. Best suited for a real estate, accounting, mortgage, engineering or insurance office. Desirable location as building faces directly onto Center Street & 12th Avenue. Currently 11 private offices, reception, kitchen & bullpen, and storage area. Secure underground parking and bike storage for tenant's use. HVAC hours are 24-hours per day, 7 days a week. On-site secure storage possibly available. FOB and intercom entry, and security camera monitored. Data Communication & TELUS Fiber and Shaw Cable available subject to tenant confirmation. Parking is 1 per 500SqFt; Surface (\$125/stall) and underground parking (\$175/stall) stalls available, plus five (5) visitor parking stalls and on-street parking. Numerous restaurants, banks and shopping within walking distance. Utilities included in operating costs. .