

# FOR LEASE

## HIGH EXPOSURE RETAIL & OFFICE WELLINGTON SQUARE 1330-15 AVENUE SW



### Highlights...

- ✓ Rare find 919 sq. ft. street level retail unit
- ✓ Various 2nd floor Office Flex units, Ranging from 405 sq. ft., – 4,500 sq. ft. contiguous
- ✓ High exposure, high traffic, location with highly visible signage
- ✓ Vibrant high density corridor, great draw from surrounding multi family and retail
- ✓ Highly visible signage available
- ✓ Excellent front double row and rear parking

## CENTURY 21 Bamber Realty Ltd.

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Industrial, Retail, Investment Sales & Leasing

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<b>ADDRESS:</b>	<b>Wellington Square 1330 15 Avenue SW, Calgary, Alberta</b>
<b>AVAILABLE SPACE:</b>	Main floor unit 5, 919 sq. ft. Various 2nd floor Office Flex units, 2 vacant units 408 & 745 sq. ft. and various month to months Tenant's, notice required, occupying 1,296, 1,267, and 2,808 sq. ft. Can accommodate contiguous space of up to 5,300 sq. ft.
<b>OCCUPANCY:</b>	Available immediately, main floor Unit 5, 2nd floor units 118, 408 sq. ft. and unit 120, 745 sq. ft. Current month to month availabilities require notice.
<b>NET RENT:</b>	Main floor starting at \$20.00 per sq. ft. per annum 2nd floor starting at \$15.00
<b>OPERATING COSTS:</b>	Main \$16.11 per sq. ft. per annum, 2nd floor \$14.27
<b>UTILITIES:</b>	Tenant pays electricity only
<b>SIGNAGE:</b>	Highly visible fascia signage
<b>ZONING:</b>	CC-COR Centre City Commercial Corridor District
<b>TERM:</b>	3 - 5 years
<b>COMMENTS:</b>	High exposure retail and office leasing opportunity with direct exposure to high traffic 14 Street SW. Wellington square is a mixed use residential high rise apartment building with main floor retail and 2nd floor office/flex units offered at below market rental rates. Creates a strong draw from existing main floor Tenants and built in traffic from residential component. Current Tenant's Include; Calgary Bible Training Centers, Calgary Denture Clinic, IM Chicken, LaBabie Hair, Massage Avenue, Mugs Pub, Pizza 73, Pomme Barber, Subway, TG Juice, Lighthouse Voyage, Urban Grace, Village Church, Wildrose Cleaners, Winks

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 This property may be withdrawn from the market at any time without further notice.

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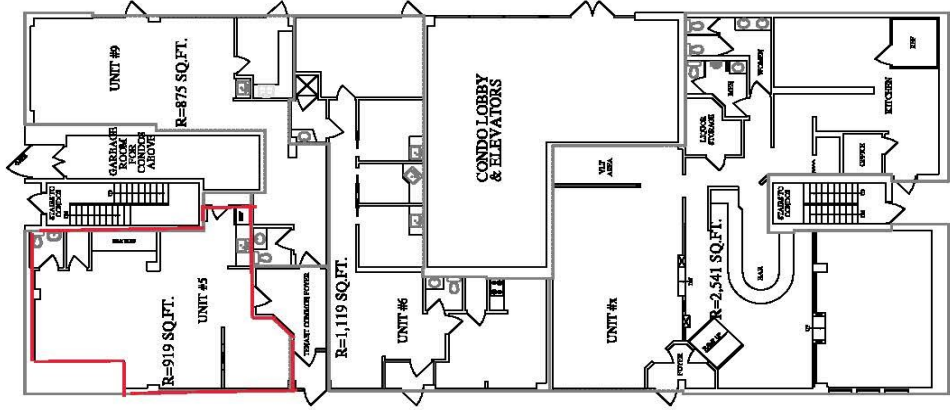
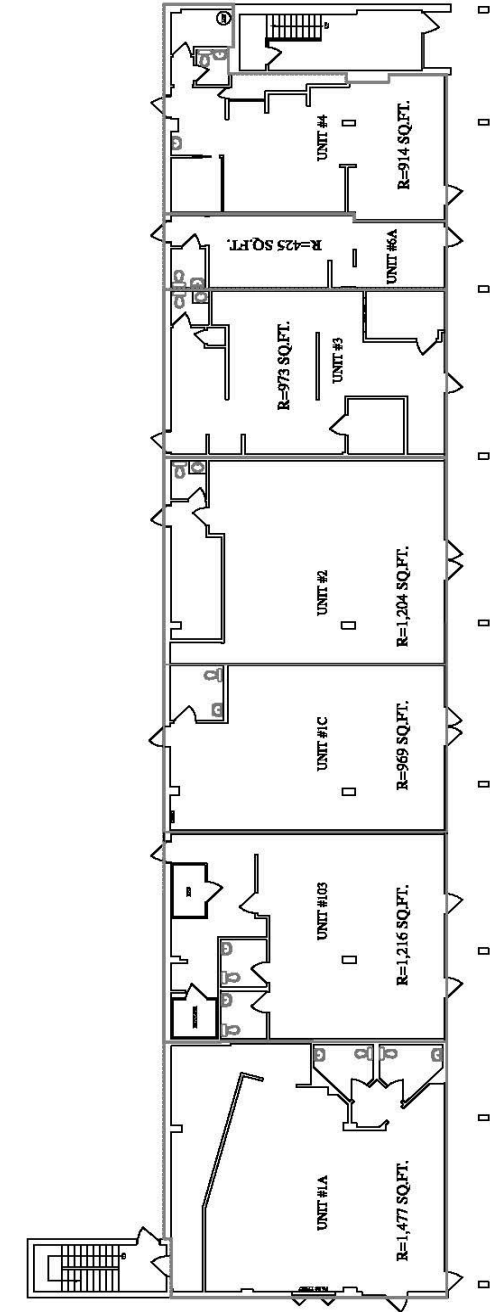
**WELLINGTON SQUARE**  
**1330 - 15 AVENUE SW**  
**CALGARY, ALBERTA**



MEASURED - JUL, 2008 per BOMA/SIOR INDUSTRIAL MEASUREMENT  
 STANDARD (EXTERIOR WALL METHODOLOGY)  
 REMEASURED - JAN, 2019 per BOMA/SIOR INDUSTRIAL MEASUREMENT

**KEY**

U	USABLE AREA
R	RENTABLE (LEASABLE) AREA
V	VERT MAJOR VERTICAL PENETRATIONS
FCA	FLOOR COMMON AREA
TCA	TENANT COMMON AREA
CCA	COMMON CORRIDOR AREA
GCA	GROSS MEASURED AREA
GBA	GROSS BUILDING AREA
R/U	RATIO GROSS-UP FACTOR

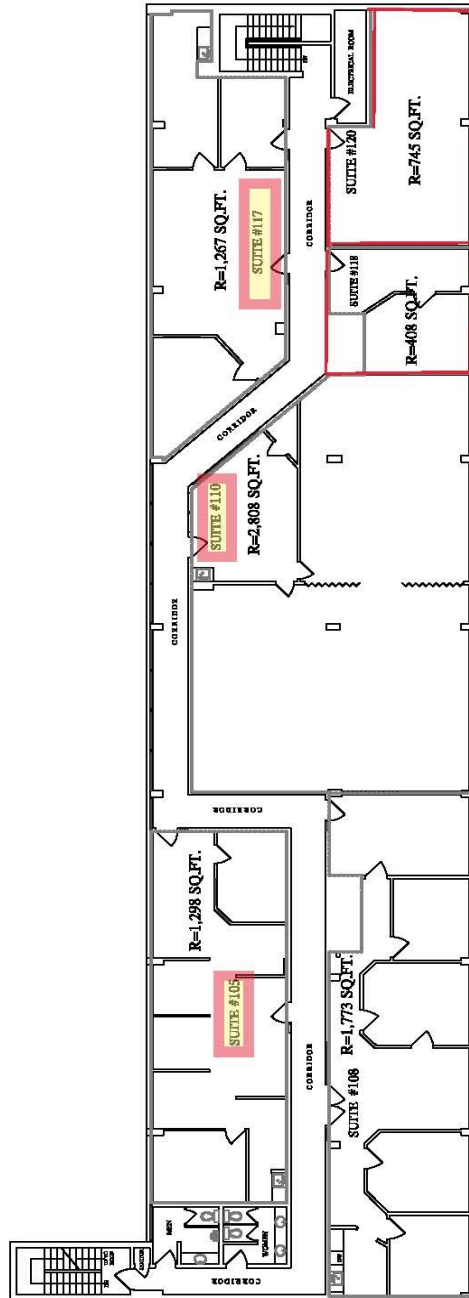


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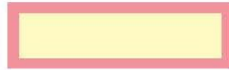
WELLINGTON SQUARE  
 1330 - 15 AVENUE SW  
 CALGARY, ALBERTA  
 MEASURED - JUL, 2008 per ANSIB/OMA Z65.1-1996



**KEY**

- U USABLE AREA (MEASURABLE) AREA
- R RATIO
- VERT VERTICAL PERFECTIONS
- FCA FLOOR COMMON AREA
- TCA TENANT COMMON AREA
- BGA BUILDING COMMON AREA
- GMA GROSS MEASURED AREA
- GBA GROSS BUILDING AREA
- R/U RATIO GROSS-UP FACTOR

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 Vacant Units



Month to Month Tenant's

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UPPER LEVEL FLOOR PLAN

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