

# FOR SUBLEASE



## 2725-12th Street NE, Suite 203, Calgary, AB

638 square feet | Office Space



Two-Storey  
Walk-Up Building



Cafe On-Site



Ample  
Natural Light

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## PROPERTY DETAILS

### AVAILABLE AREA:

638 sq. ft.

### NET SUBLEASE RATE:

Market

### OPERATING COSTS:

\$11.44 per sq. ft. per annum (for 2024)

### TERM:

December 30th, 2026

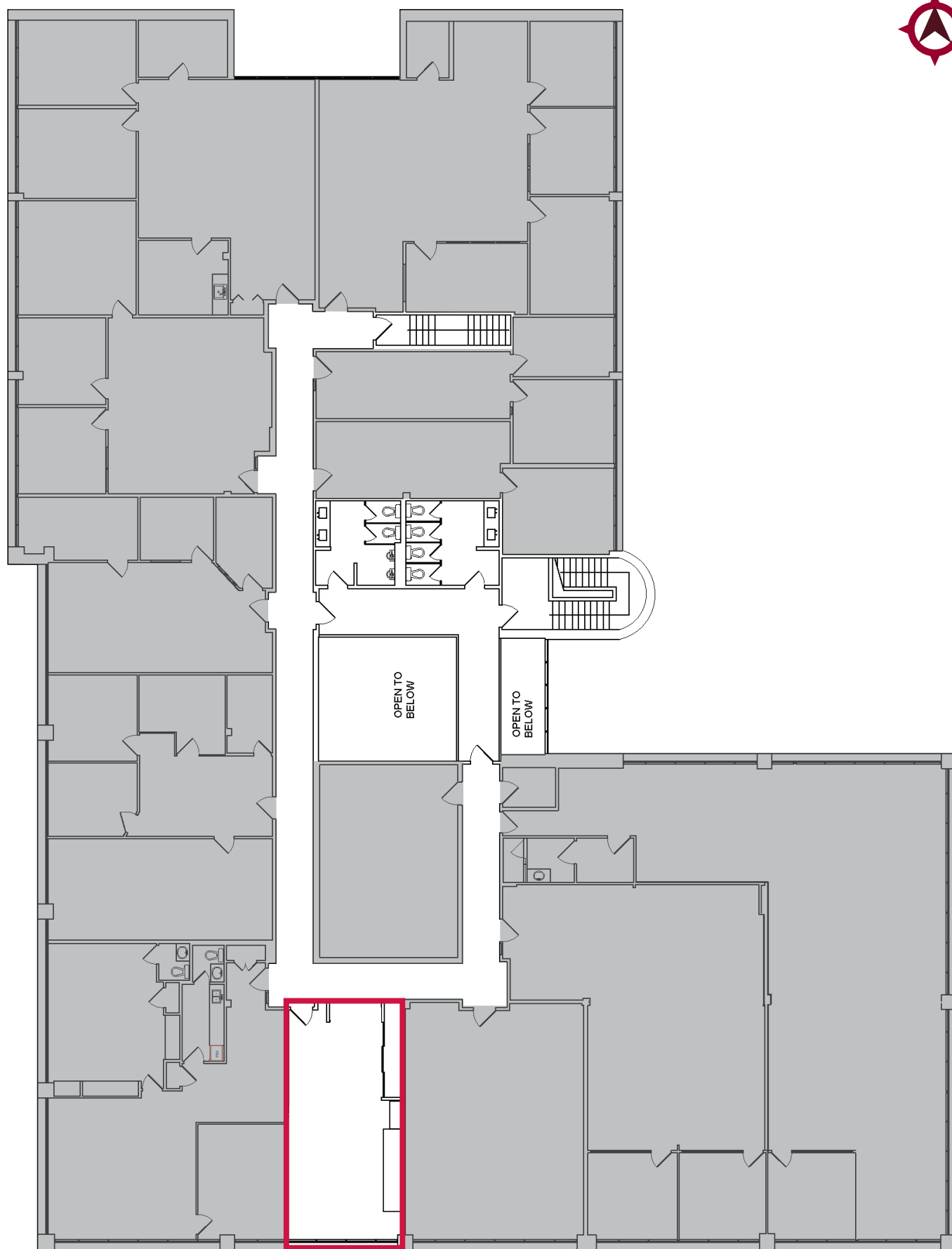
### AVAILABLE:

May 1st, 2025

### COMMENTS:

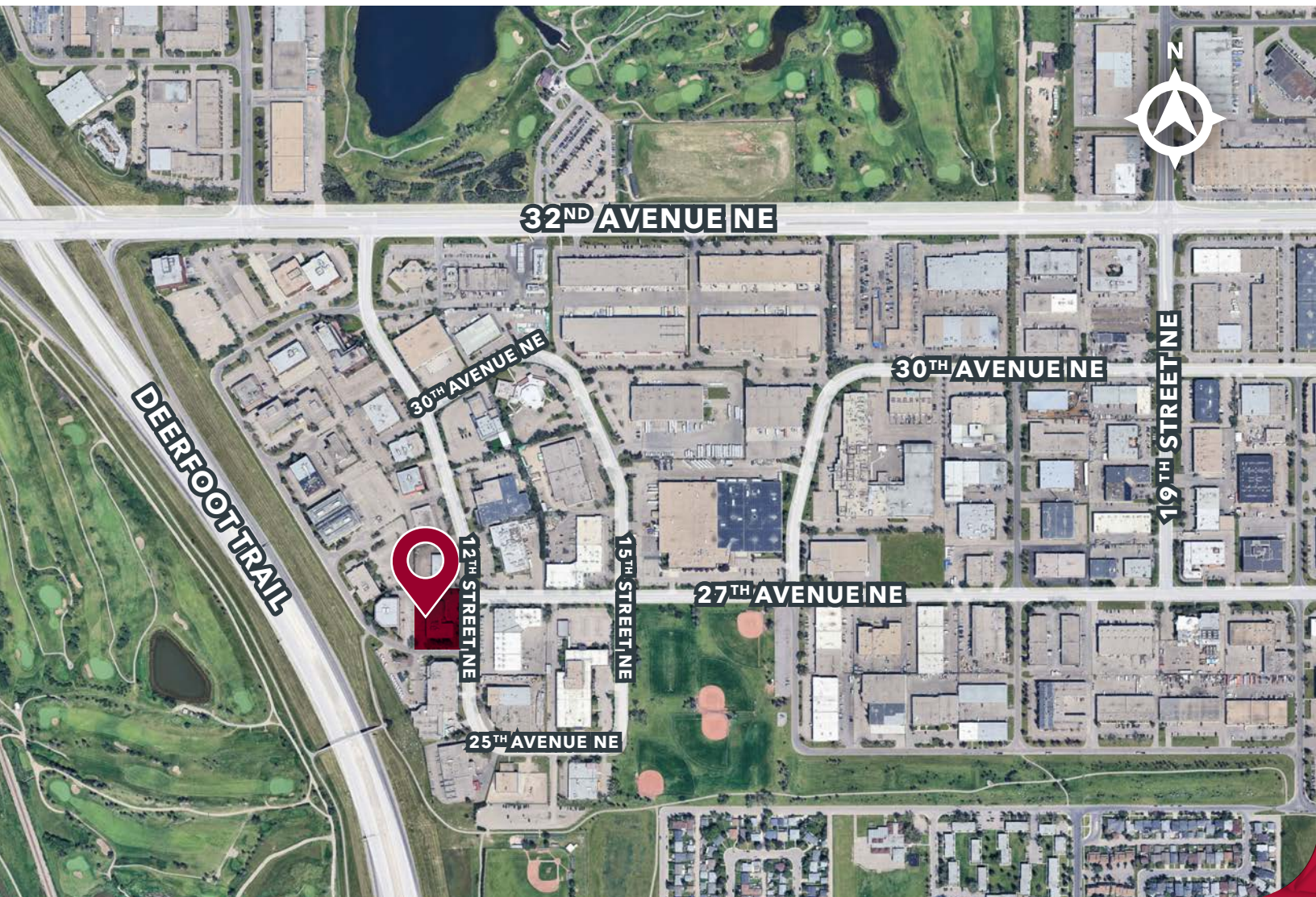
- » Demised suite with separate HVAC controls
- » Efficient suite with built-in storage and modern kitchenette
- » Ample natural light
- » Building owned by The Calgary Construction Association
- » Building boasts a conference center, meeting rooms and event space which can be booked for private events
- » Main floor café on-site and in-house printing services
- » One (1) energized reserved surface parking stall at no cost
- » Furniture negotiable (excluding sit-stand desk)
- » Competitive operating costs

# FLOOR PLAN





# LOCATION



## CONTACT US



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