

FOR LEASE

EDINBURGH HOUSE
1239 - 12 Avenue SW Calgary



Contiguous Units

Unit #1259 End Cap Unit
Unit #1255 In-Line Space

Highlights:

- Street front units available in the rapidly re-developing Beltline District;
- Above the retail level is an 114 suite apartment;
- Units are contiguous should tenant require larger space;
- Plenty of windows for the units;
- Excellent exposure/visibility to 12th Avenue traffic;
- Convenient street parking available at the front of the building;
- Existing tenants on site include: liquor store, restaurant, dental clinic, body art, cruise holiday travel, Lily's clothing creations;
- CC-MHX zoning allows a wide range of permitted and discretionary uses: office, artist's studio, medical clinic, fitness centre, print centre, convenience store, photographic studio and others;
- Unit #1259: corner executive office has sky-lite feature;
- Unit #1255: back door can access directly to the parking area;

FOR INFORMATION PLEASE CONTACT:

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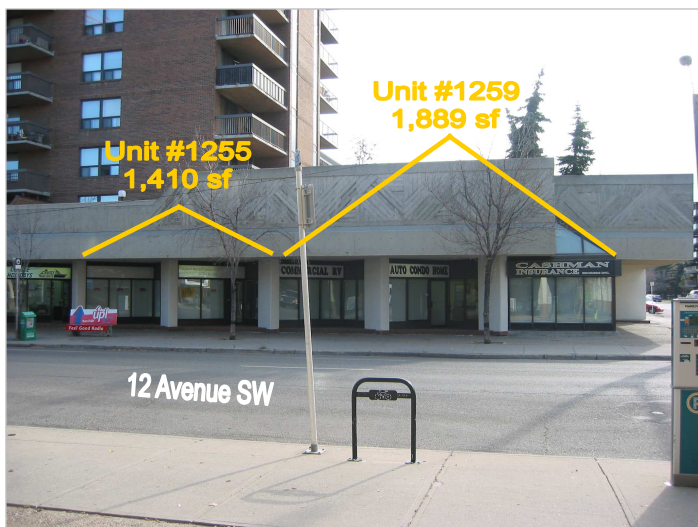
NAI Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants shall verify the information herein prior to the leasing of the premises.

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Property Highlights:

Unit #1259	1,889 sf (end-cap unit)
Unit #1255	1,410 sf (in-line space)
Total Available	3,299 sf (contiguous space)
Zoning	CC-MHX Multi-Residential High Rise Support Commercial District
Previous Use	Unit #1259: insurance company Unit #1255: office
Operating Costs	\$5.50 psf/annum <ul style="list-style-type: none"> • includes property taxes, water, gas and cam costs • tenants to pay for own electricity
Property Mgt	On-site property management
Customers Parking	Abundance of street parking for customers
Tenants On-Site Parking	Grade level parking stalls available (covered/not heated/some w plug-in) \$50 stall/month
Occupancy	Immediate occupancy
Net Rent	\$19 psf/annum



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