

For Lease

1212 1 Street SE | Calgary, AB

Victoria Square



Demographics (within 3 km)



NEIGHBORHOOD
Beltline



POPULATION
111,352



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$76,594

Building Details



PARKING
Available



YEAR BUILT
1978



TRAFFIC COUNT
21,000 VPD | 1 Street & 12 Avenue SE
23,000 VPD | Macleod & 13 Avenue SE



Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P 403.214.2344

blackstonecommercial.com

Property Details

Size Available: Suite 208 | 1,447 SF office

Op Costs: \$15.20 PSF

Net Rent: Market

Occupancy: Immediately

Term: 5-year

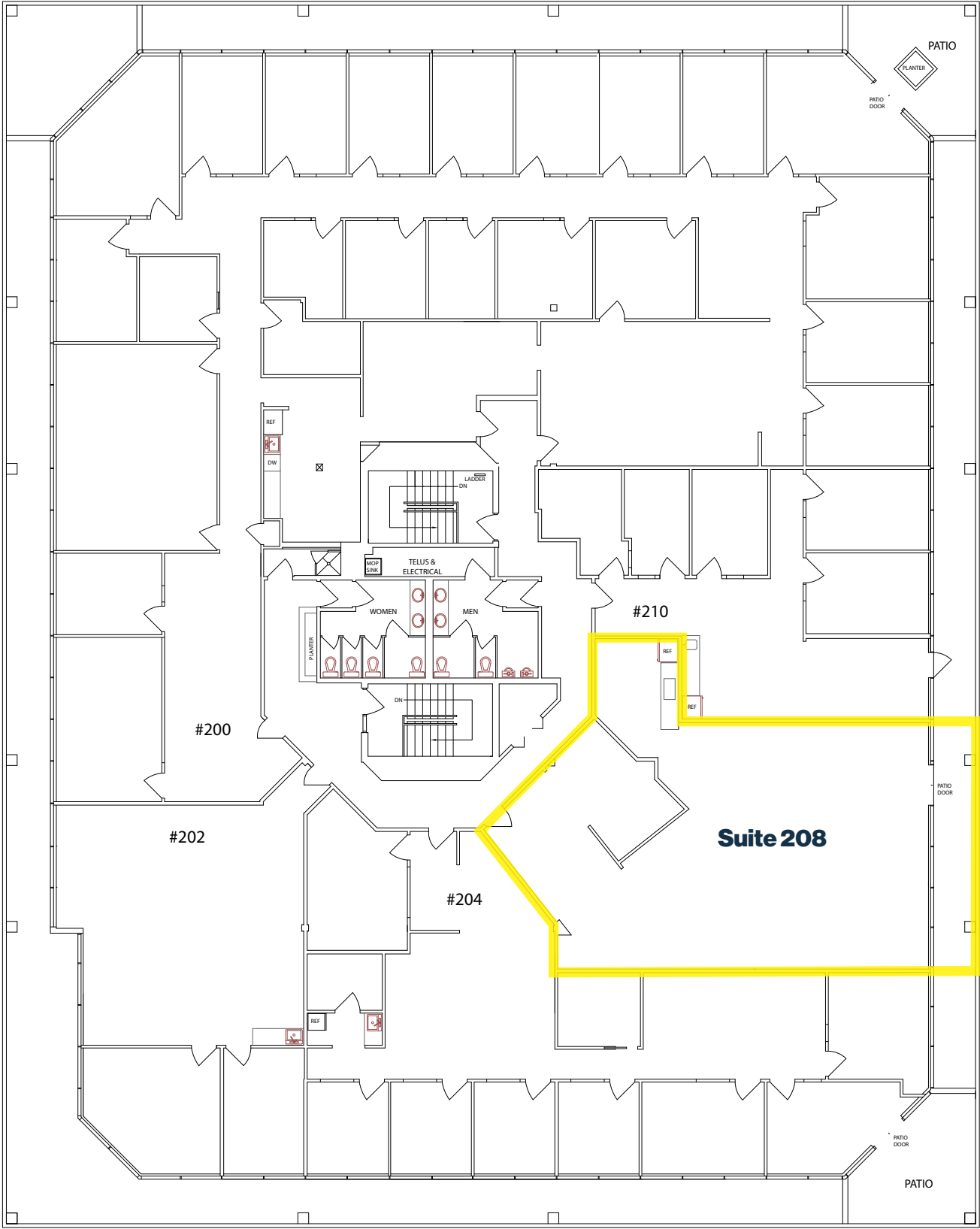
Parking: \$300/month underground

Highlights

- 1,447 SF second-floor office unit in a well-managed, low-rise retail/office building, that includes access to a private patio
- Located in the heart of Victoria Park/Beltline, just off 12 Avenue and Macleod Trail
- Ideal for professional office users—convenient and highly accessible
- Enjoy excellent visibility with easy street access for clients and staff
- Includes secure underground parking and a private gated outdoor space
- Surrounded by many high-rise residential buildings with great amenities such as restaurants, cafe's and shops
- Walking distance to the newly renovated BMO Centre and Stampede Grounds

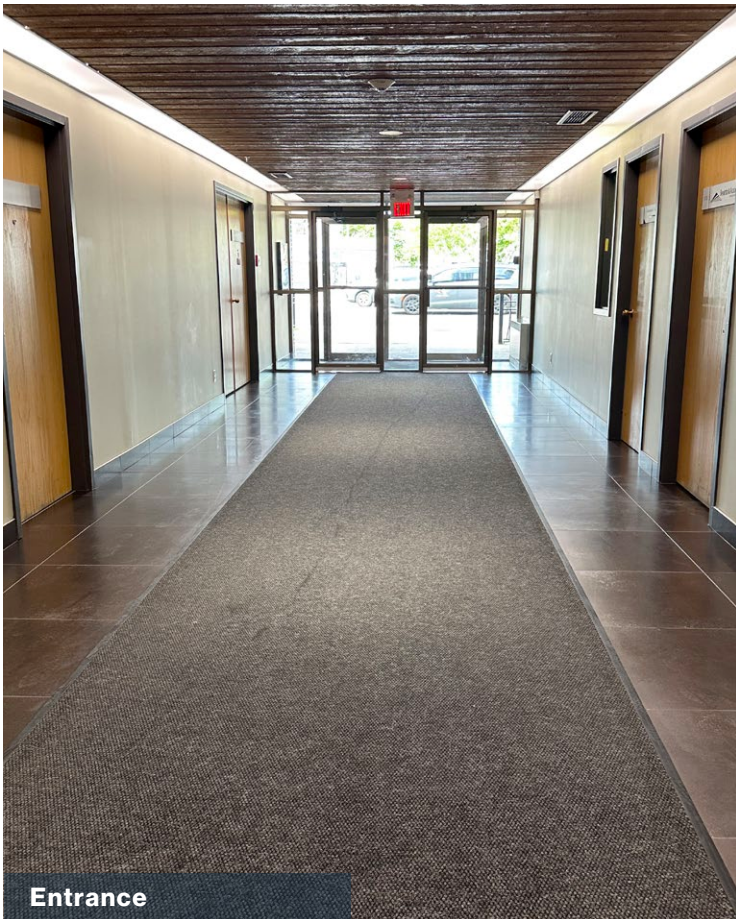
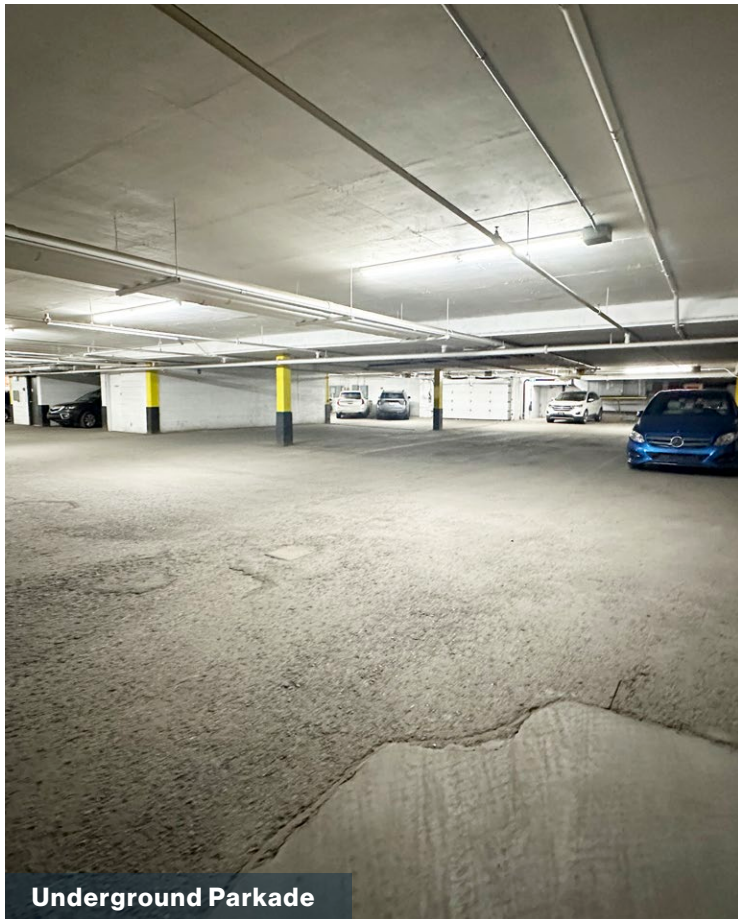
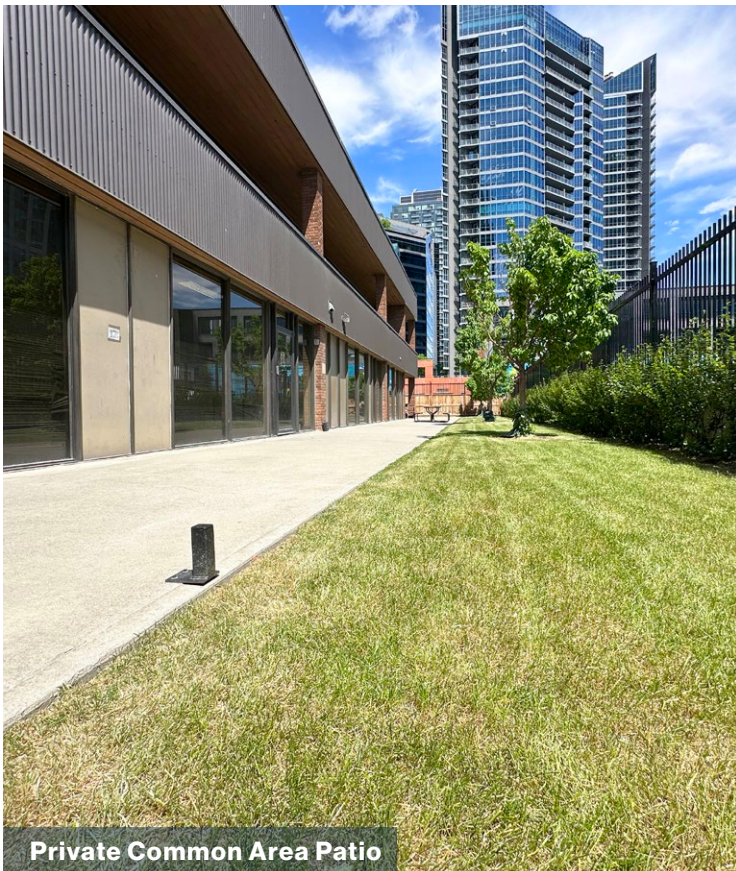
Floor Plan

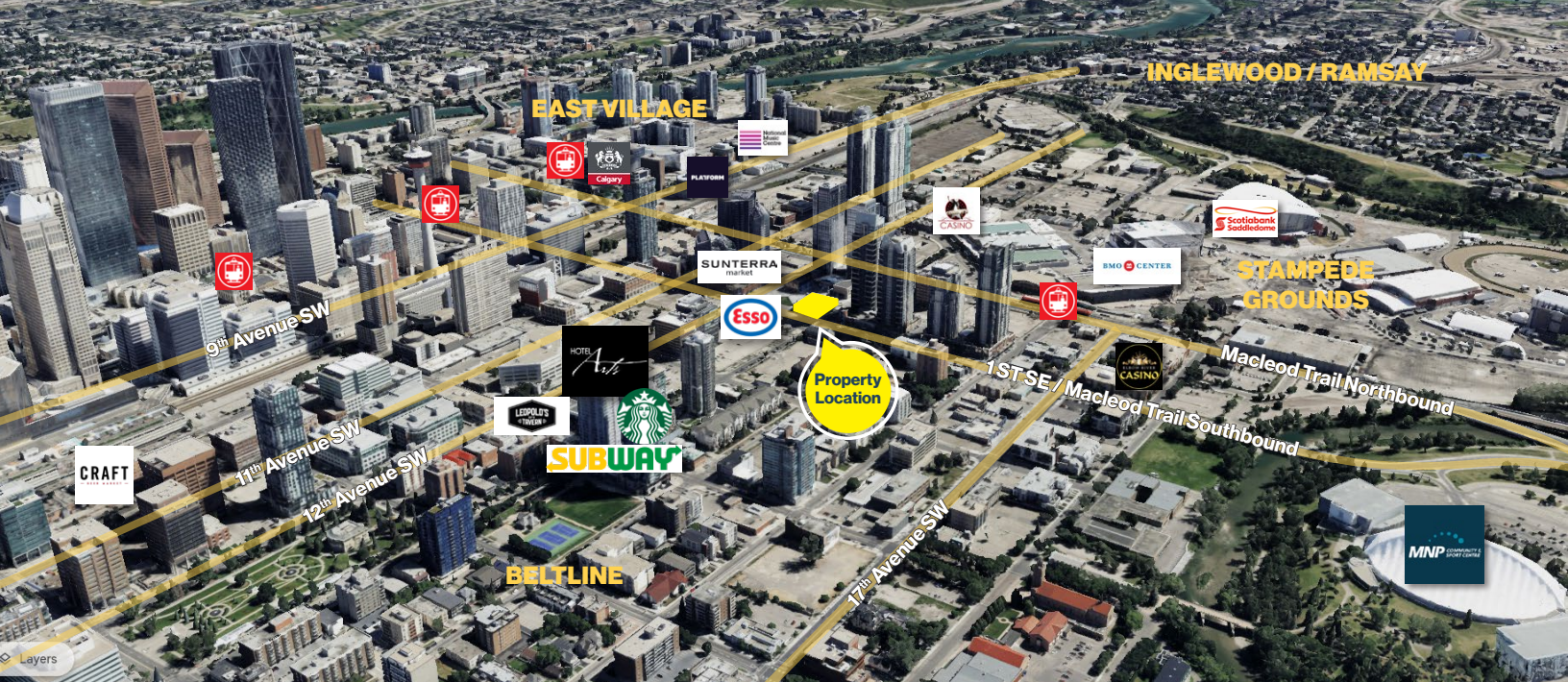
Second



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Thank you for your interest!

For More Info.



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