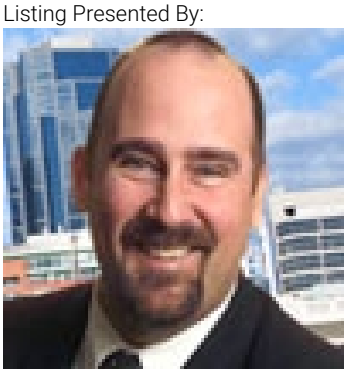


1330 15 Avenue Calgary Alberta

$15

2nd floor walkup Office suites, 1,267 and 1,298 sq. ft. availableSmall format childcare with rooftop play area possible.- Prime exposure, high-traffic corridor with excellent visibility and signage opportunities.- Vibrant Location surrounded by dense multi-family developments, retail, hospitality, and services.- Parking Convenience, front double-row customer parking plus ample street parking- Competitive Rates, below-market net rental rates offering exceptional valuePrime Beltline Location This high-traffic, vehicle and pedestrian-friendly corridor offers a dynamic mix of prominent franchises and local businesses, creating a strong draw to the Centre. The property is surrounded by dense multi-residential developments, retail, hospitality, and service-oriented businesses, ensuring consistent built-in traffic. Visible storefronts and building signage maximize exposure, while the vibrant surrounding amenities enhance the appeal for both tenants and visitors. With a strong local presence and pedestrian traffic from surrounding dense multi family district. this location provides an exceptional opportunity for businesses seeking visibility and growth in Calgary's Beltline district.Existing Tenant's; Subway, Pizza73, Winks Convenience,Arada Bar & Restaurant, Donkari Japanese House, Wildrose Dry cleaning, La Babie Nail & Spa, Calgary Denture Clinic, Mugs Pub, Pomme Barber Massage Avenue, Burning Birch Tattoo, Kimbolino Brazilian Ju Jitsu (id:6769)

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