

# NORTHEAST SECOND FLOOR OFFICE SPACE

// 2,012 SF with Ample Parking

# FOR LEASE

4712 – 13 Street NE, Suite 204, Calgary, AB



## Lead Broker

**Manny Verdugo, SIOR Vice President** | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

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Commercial Real Estate Advisors



# PROPERTY HIGHLIGHTS // 4712 - 13 Street NE, Suite 204



## PROPERTY OVERVIEW

- **Recently updated with new paint, flooring, and kitchenette**
- Second floor office space with visibility to McKnight Trail NE
- Large open concept layout with 3 private offices, lunchroom/ kitchenette, and a storage room
- Common washrooms (maintained and cleaned by property management)
- Ample common parking stalls
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Excellent location; close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE

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## PROPERTY DETAILS

|                              |                          |                                              |
|------------------------------|--------------------------|----------------------------------------------|
| District:                    | McCall Industrial        |                                              |
| Zoning:                      | I-G (Industrial General) |                                              |
| Square Footage:              | 2,012 SF                 |                                              |
| Parking:                     | Ample common stalls      |                                              |
| Lease Rate:                  | <b>RATE REDUCED</b>      | <del>\$12.00 PSF</del><br><b>\$10.00 PSF</b> |
| Operating Costs (Est. 2025): | \$9.24 PSF               |                                              |
| Availability:                | Immediate                |                                              |

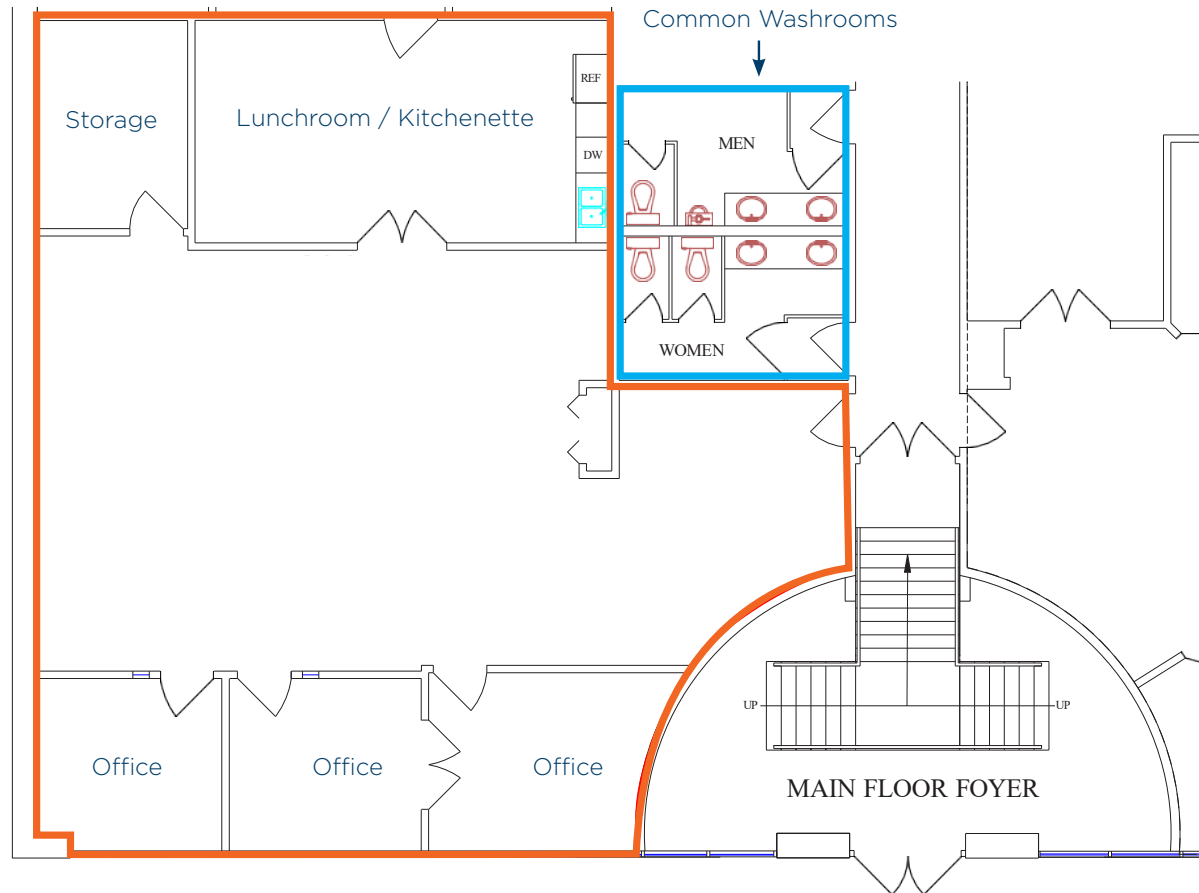




# PROPERTY PICTURES // 4712 - 13 Street NE, Suite 204



# FLOOR PLAN



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