

# 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

# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P 403.214.2344

[blackstonecommercial.com](http://blackstonecommercial.com)

### Property Details

**Size Available:** Suite 208 | 1,447 SF office

**Op Costs:** \$15.20 PSF

**Net Rent:** Market

**Occupancy:** Immediately

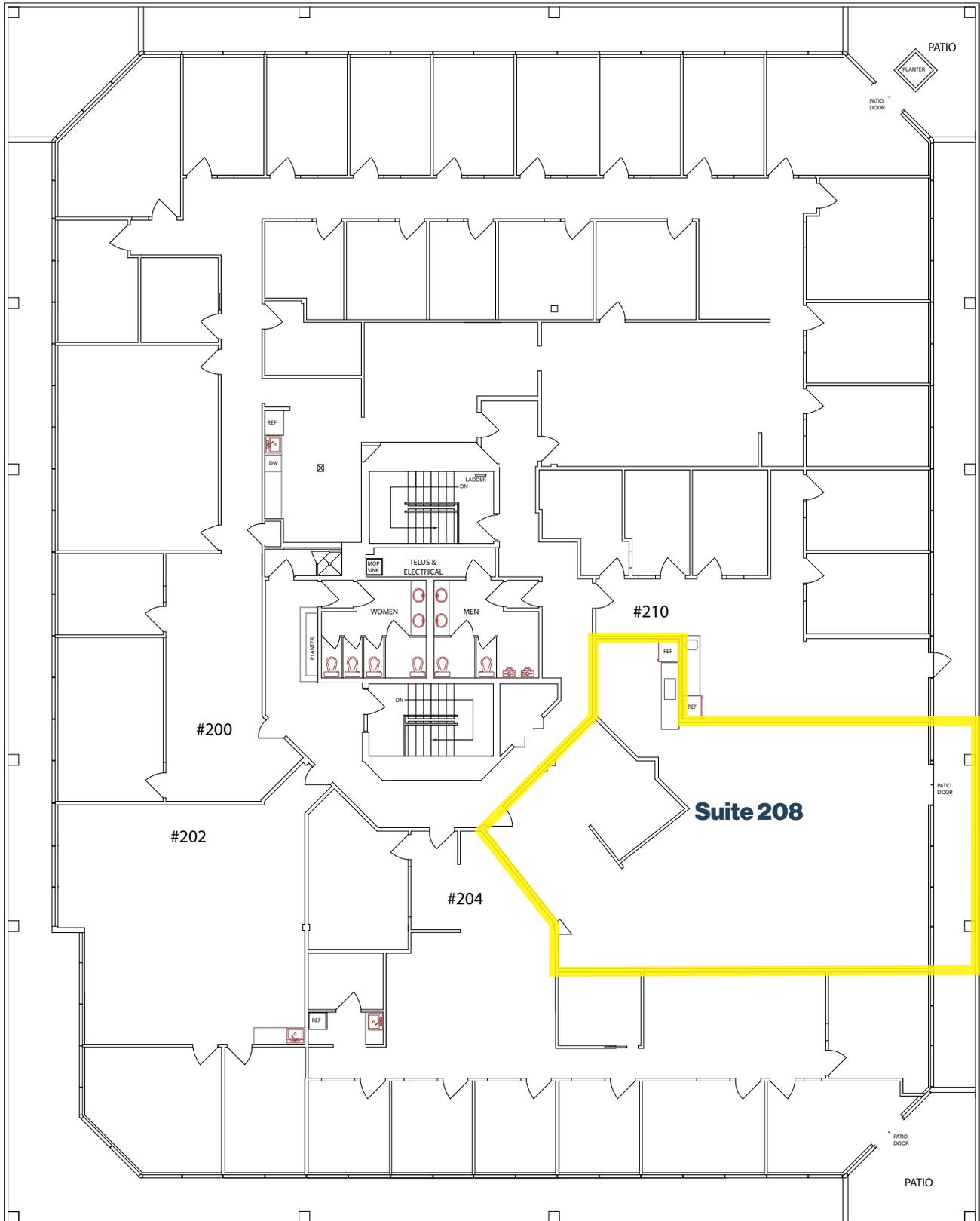
**Term:** 5-year

**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

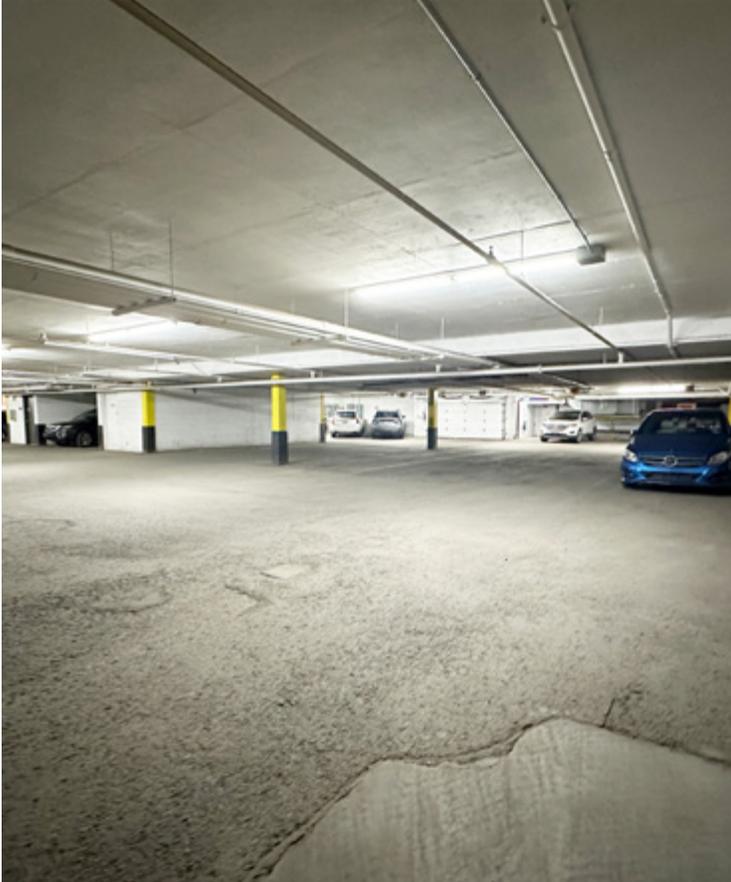
# Floor Plan Second





Subject Property

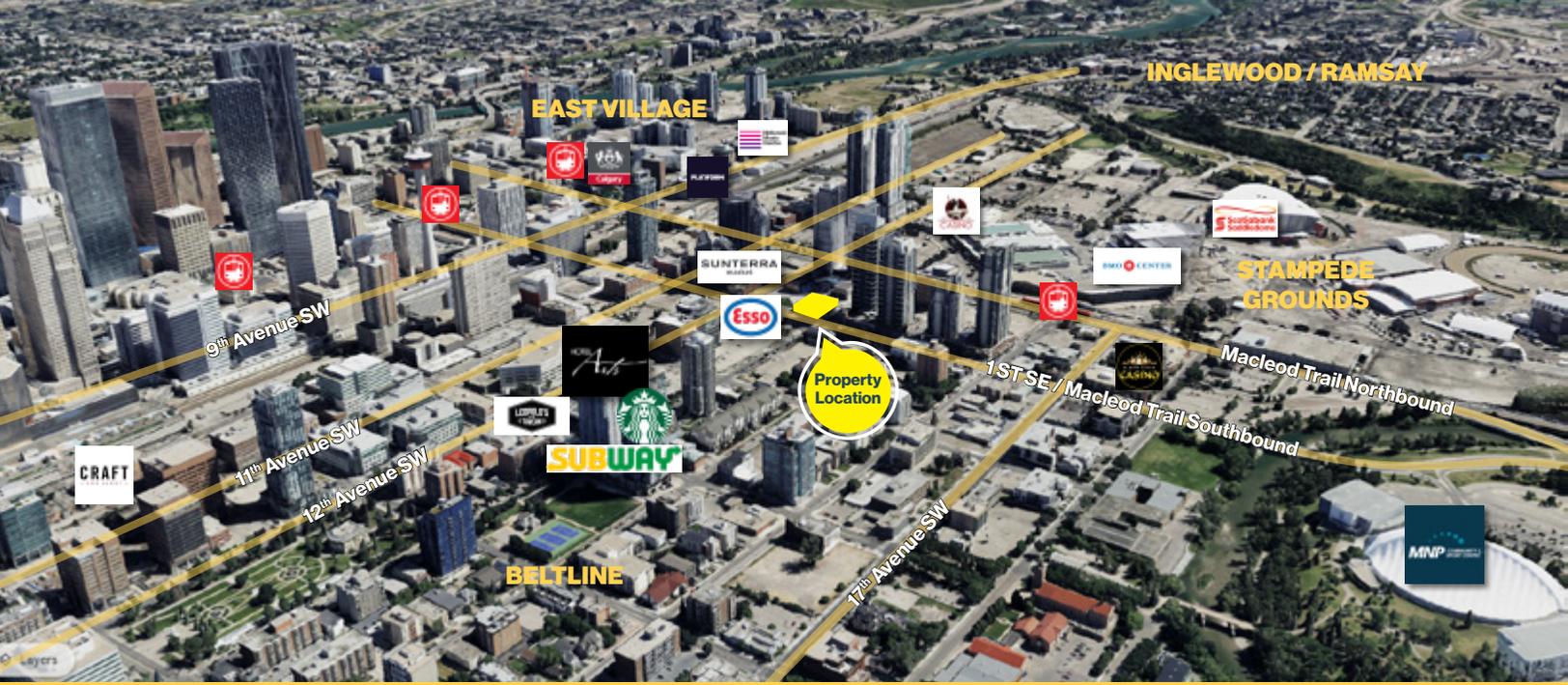
Private Common Area Patio



Underground Parkade



Entrance



# Thank you for your interest!

## For More Info.

**Olivia Bohdan**

📞 403.930.8643

✉️ [obohdan@blackstonecommercial.com](mailto:obohdan@blackstonecommercial.com)

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