

BELTLINE OFFICE CONDO FOR SALE / LEASE

Parkside Place
#810, 602 12th Avenue SW, Calgary

**PRICE
REDUCED**



Richard W. Lewis, SENIOR ASSOCIATE

c: 403-703-8474

o: 403-290-0178

rlewis@barclaystreet.com

Murray Ion, VICE PRESIDENT, PARTNER

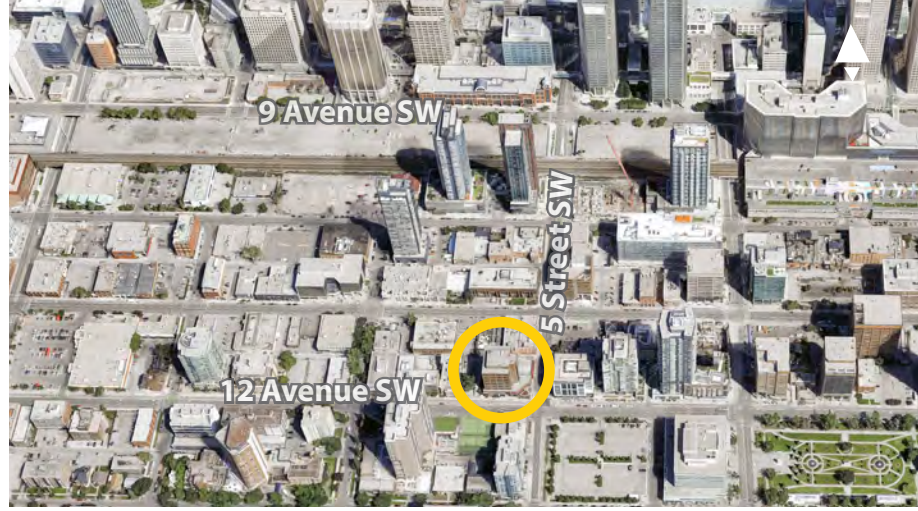
c: 403-797-3103

d: 403-294-7179

mion@barclaystreet.com



LOCAL
EXPERTISE
MATTERS



Parkside Place is located in the heart of the Beltline with easy access to the Downtown Core, Plus 15 system, transit and close to a multitude of amenities such as fitness facilities, restaurants, coffee shops and breweries.

This southwest corner unit features three large offices, a large boardroom, reception area, small printer room and storage room. The building has seen upgraded elevators (3) and windows in the last few years.



PROPERTY INFORMATION

ADDRESS: #810, 602 12 Avenue SW, Calgary

LEGAL DESCRIPTION: Plan 9512648; Unit 30; And 267 Undivided One Ten Thousandth Shares in the Common Property.

ZONING: CC-X (Centre City Mixed Use District)

UNIT #810 AREA: 1,700 sq. ft. – usable
±1,955 sq. ft. – rentable

FURNITURE: Included

SALE INFORMATION

2025 TAXES: \$2.94 per sq. ft.

2026 CONDO FEES: \$18.56/sq. ft. per annum

PARKING: Up to 3 underground stalls available at \$25,000/stall

ASKING PRICE: ~~\$725,000~~ \$499,000 **PRICE REDUCED**

LEASE INFORMATION

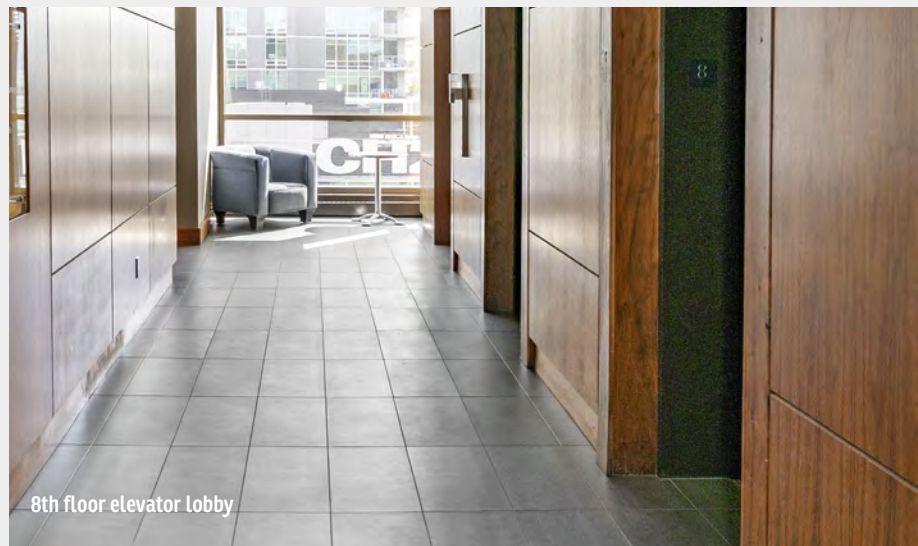
OP. COSTS AND TAXES:
\$19.58 per sq. ft. (2026, est.)

NET RENT: Market rates

PARKING: 3 underground stalls at market rate



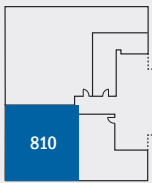
Building's lobby



8th floor elevator lobby



Not to scale, for reference only.



SUITE 810

1,700 SQ.FT. (USABLE)

1,955 SQ.FT. (RENTABLE)





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