

REDUCED RATES

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

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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

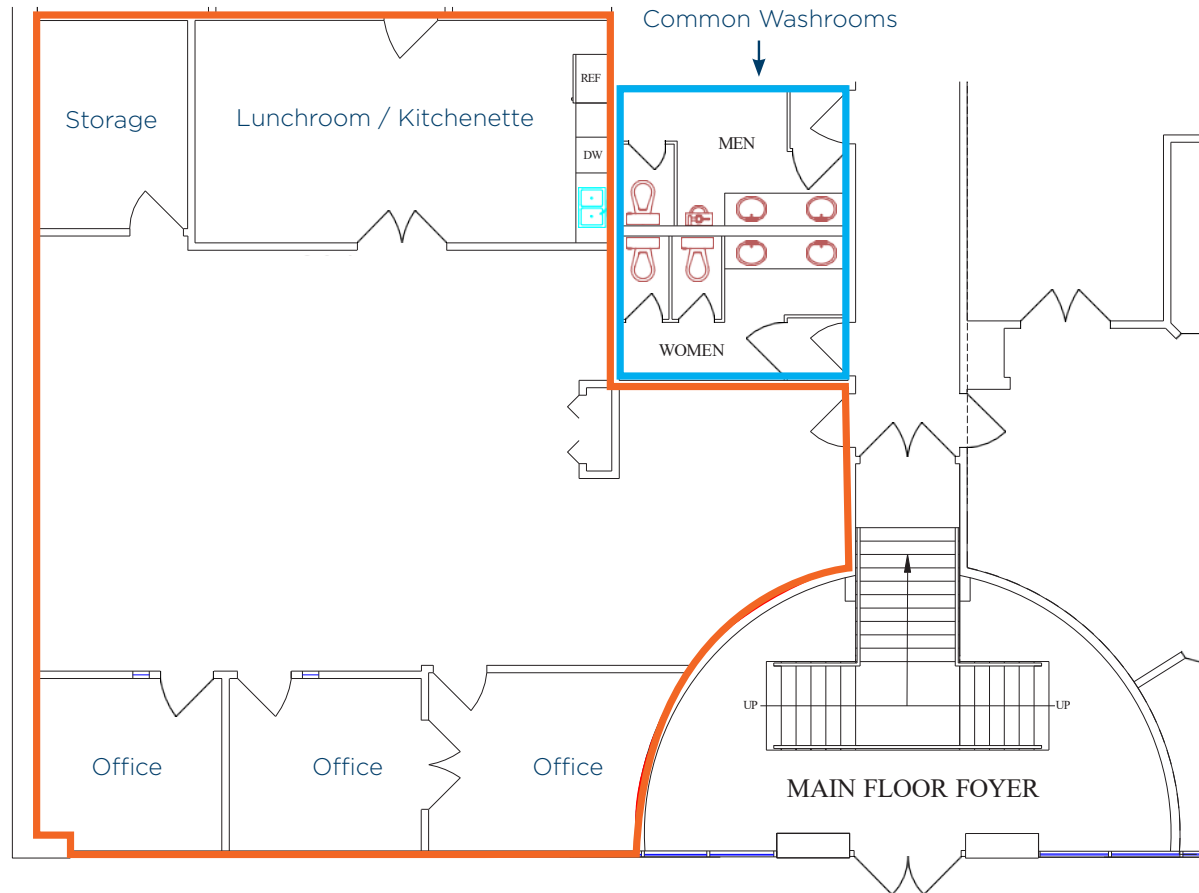
District:	McCall Industrial	
Zoning:	I-G (Industrial General)	
Square Footage:	2,012 SF	
Parking:	Ample common stalls	
Lease Rate:	REDUCED RATES	\$10.00 PSF \$8.00 PSF
Operating Costs (Est. 2026):	\$9.92 PSF	
Est. Monthly Rent:	\$3,000.00 / month	
Availability:	Immediate	



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



FLOOR PLAN



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