

6125 12 Street SE, Unit 9 & 10

Calgary, Alberta

Blake Ellis

Vice President

+1 403 750 0519

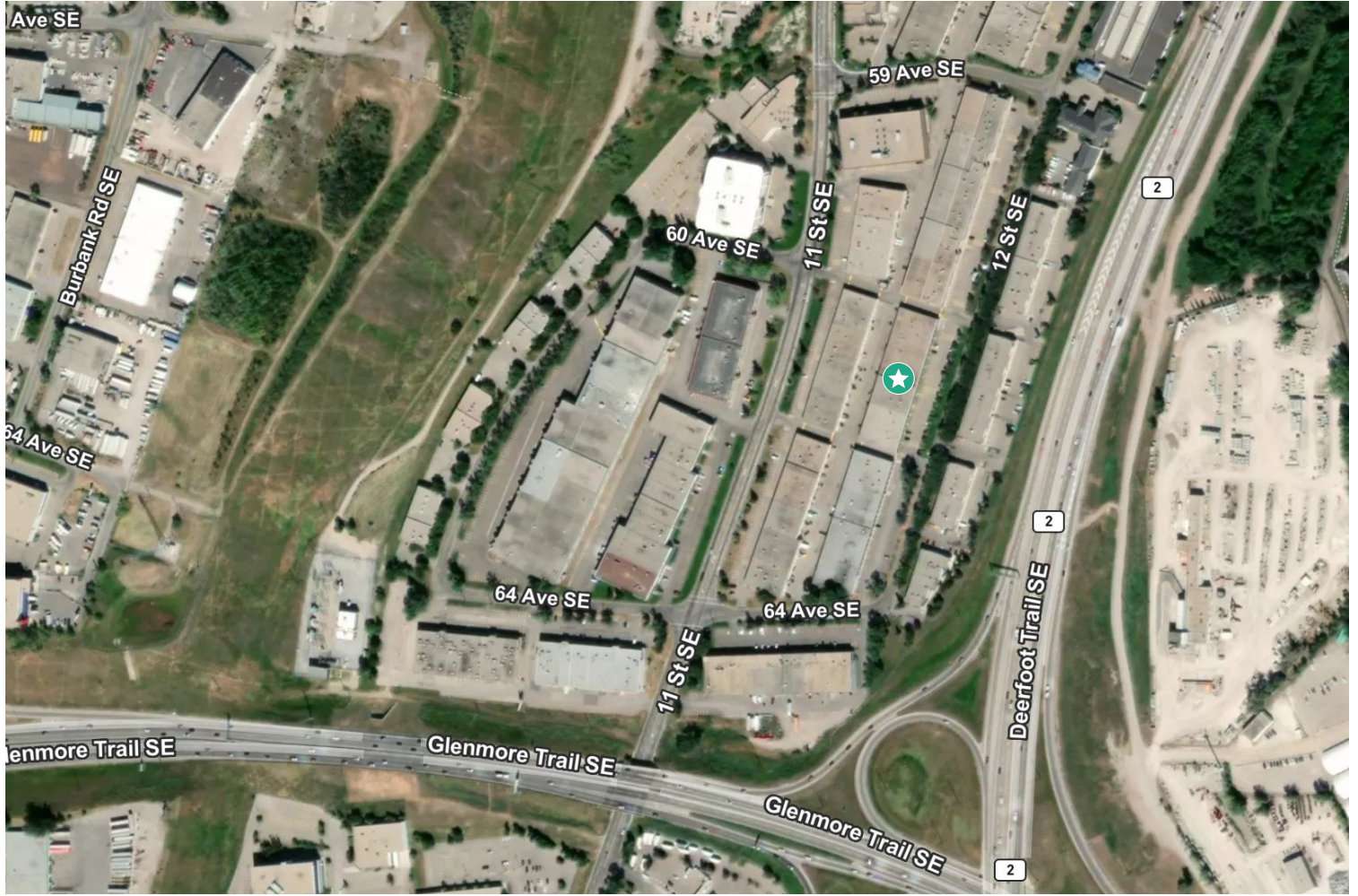
blake.ellis@cbre.com

±6,272 SF Office/Showroom with Small Warehouse Area



6125 12 Street SE, Unit 9 & 10

Calgary, Alberta | T2H 2K1



Rentable Area	Office/Showroom:	±4,972 SF
	Warehouse:	±1,300 SF
	Total Rentable Area:	±6,272 SF
Zoning	I-G (Industrial-General)	
Loading	2 x Dock (10'x12')	
Ceiling Height	14' in Warehouse	
Operating Costs	\$7.54 PSF	
Lease Rate	\$13.00 PSF	
Availability	May 1, 2025	

I-G

Zoning

\$7.54

Operating Costs (PSF)

\$13.00

Lease Rate (PSF)

Property Highlights

- + Professionally designed, constructed and finished showroom space with 5 private offices, staff break room with kitchenette and clean warehouse area
- + Potential to convert various showroom portions to offices or boardrooms
- + Ample double row parking
- + Located minutes from Deerfoot Meadows Shopping Centre which offers a wide variety of employee and customer amenities
- + Easy access to Glenmore Trail and Blackfoot Trail SE



Rentable Area Breakdown

±4,972

Office/Showroom (SF)

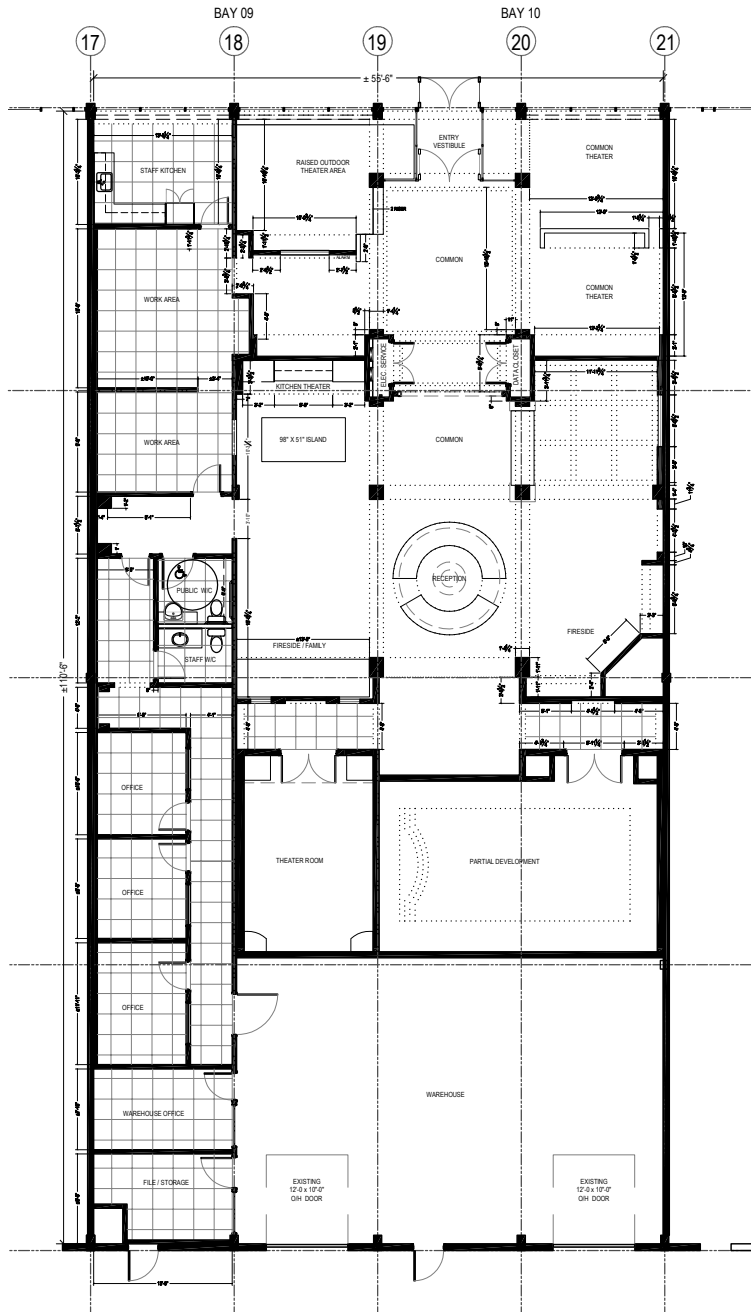
±1,300

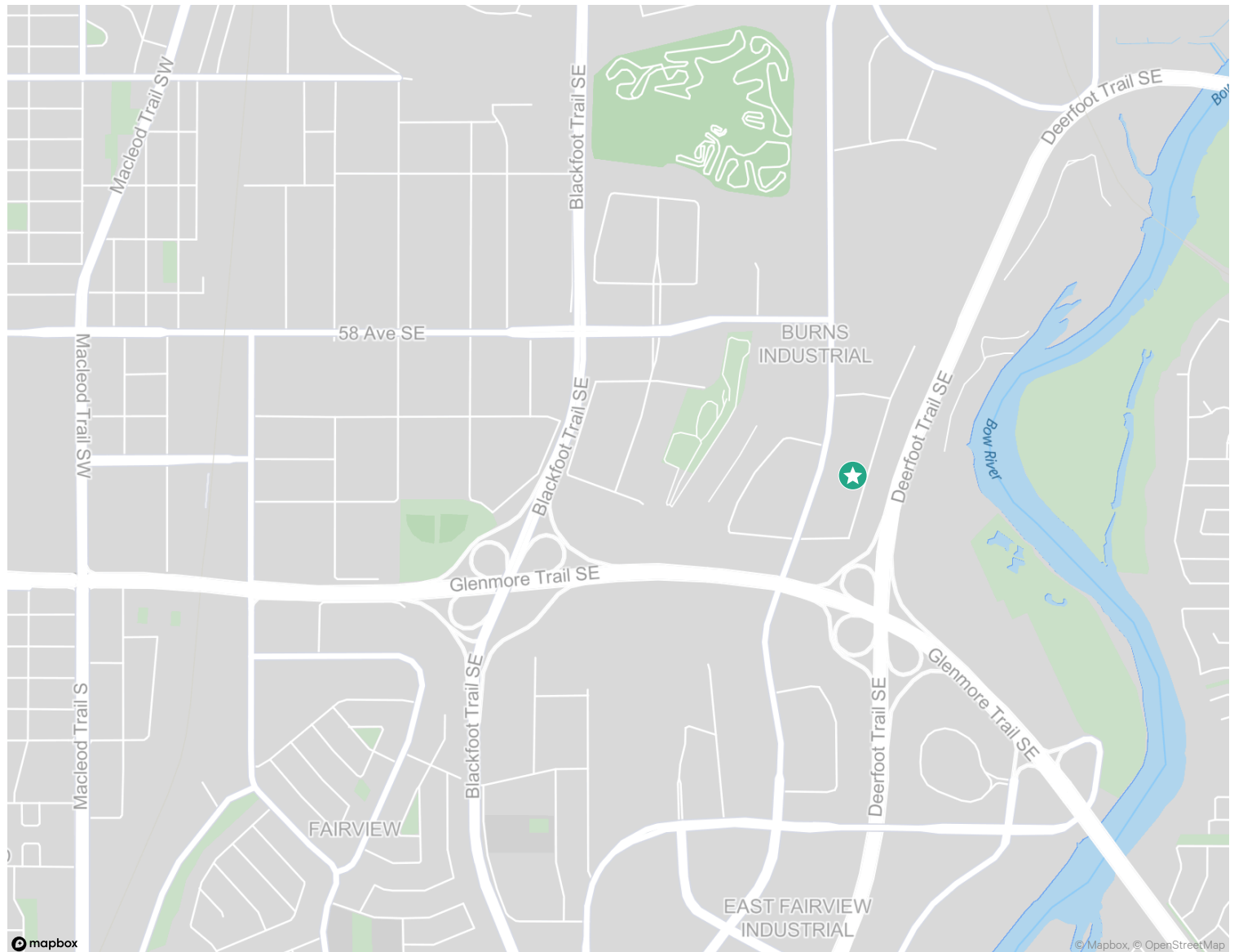
Warehouse (SF)

±6,272

Total Rentable Area (SF)

Floor Plan





Contact Us

Blake Ellis

Vice President
+1 403 750 0519
blake.ellis@cbre.com

*Lead Broker

Iain Ferguson

Vice Chairman
+1 403 750 0803
iain.ferguson@cbre.com

Luke Hamill

Senior Vice President
+1 403 294 5707
luke.hamill@cbre.com

Cameron Woods

Vice President
+1 403 303 4562
cameron.woods@cbre.com

Evan Renwick

Vice President
+1 403 750 0807
evan.renwick@cbre.com

Kai Ravensbergen

Associate
+1 403 750 0525
kai.ravensbergen@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE").The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.