

## 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)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors



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



## PROPERTY OVERVIEW

- 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

**FOR LEASE** | 4712 - 13 Street NE, Suite 204

## 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</del> <b>\$10.00 PSF</b>
Operating Costs (Est. 2024):	\$9.12 PSF	
Availability:	Immediate	

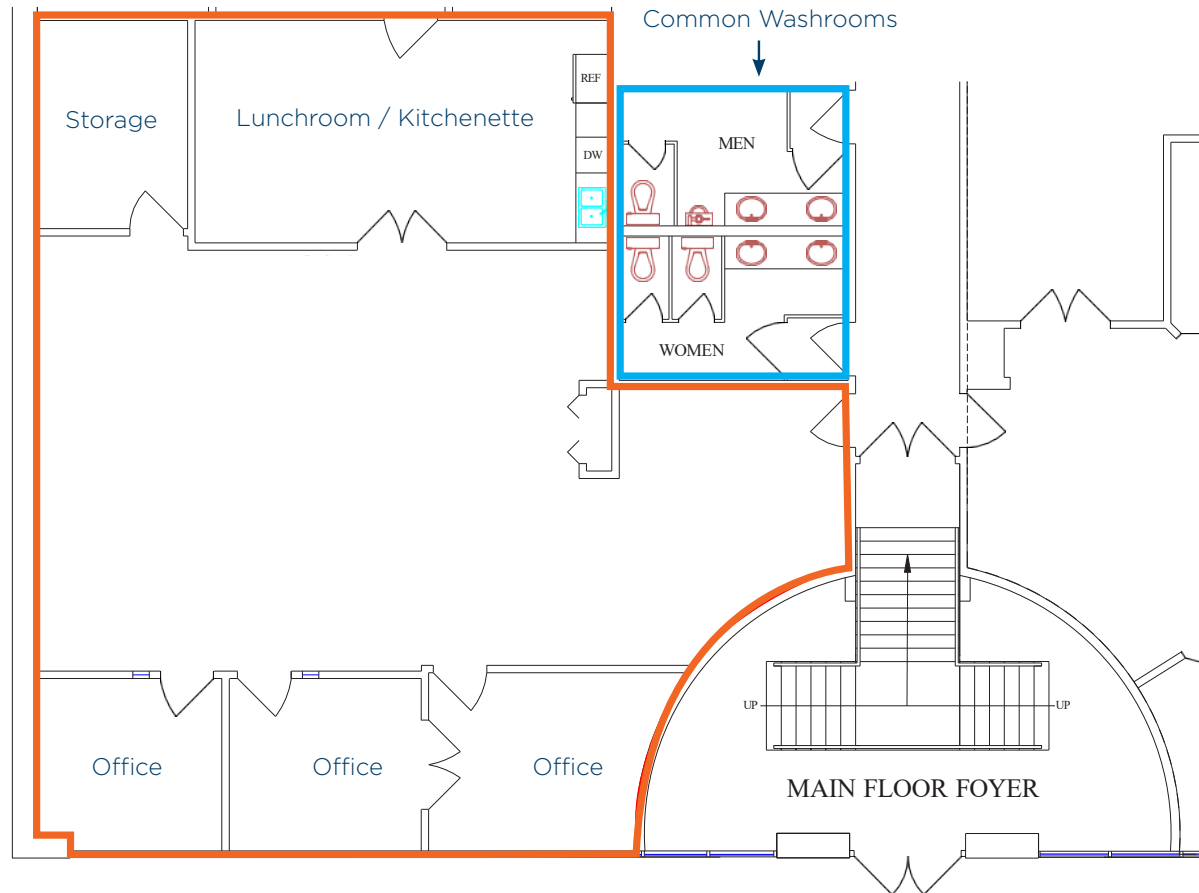




# PROPERTY PICTURES // 4712 - 13 Street NE, Suite 204



# FLOOR PLAN



## Lead Broker

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

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.