



Colliers



Low Operating Costs

7260 12 St SE, Calgary | Alberta

Main & Second-Level Office Space **for Lease**

Renovations Complete & On-site Daycare

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Property Overview

Address	7260 12 St SE, Calgary, AB
Year Built	1982
Parking	Free Surface 1:500 square feet (office only)
Zoning	I-C, Industrial Commercial
Rentable Area	Suite 120: 4,911 SF (New!) Suite 208: 5,659 SF (Demising Options Available)
Rates	\$8.00 (As-is) Renovations Negotiable
Additional Costs	Property Tax: \$3.04 Op cost: \$11.34 Total: \$14.38 (est. 2026)
Availability	Suite 120: Negotiable Suite 208: Immediate

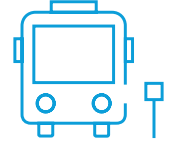
Comments

- **Revonations Complete (Whitebox & LED lighting upgrades)**
- Free Surface Parking
- Adjacent to Deerfoot Trail & Glenmore Trail
- Signage Opportunity with Direct Deerfoot Exposure
- Tenant Shower Facilities
- Low Operating Costs
- Numerous Nearby Amenities
- Handicap Lift
- On-Site Daycare

Key Highlights



Numerous restaurants and fast food amenities nearby



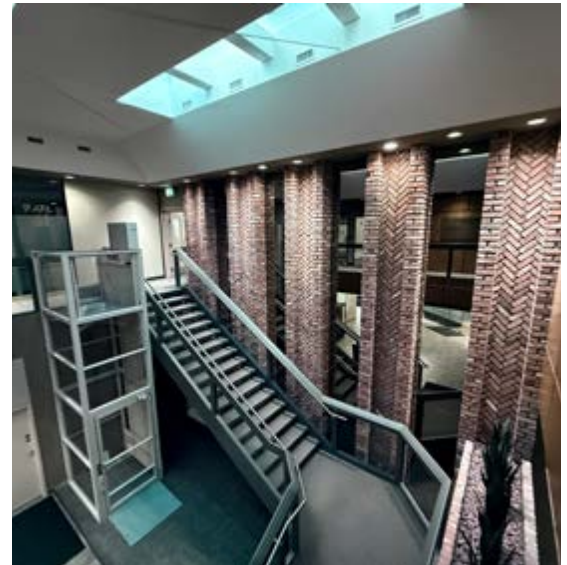
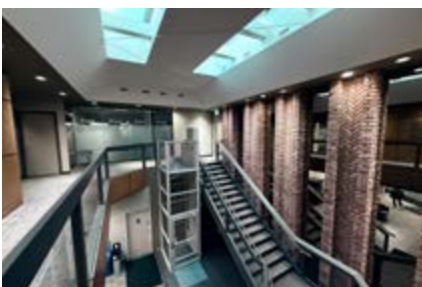
Four minute walk from bus routes 43 & 149



Adjacent to Deerfoot Trail & Glenmore Trail



Close proximity to Deerfoot Meadows Shopping Mall

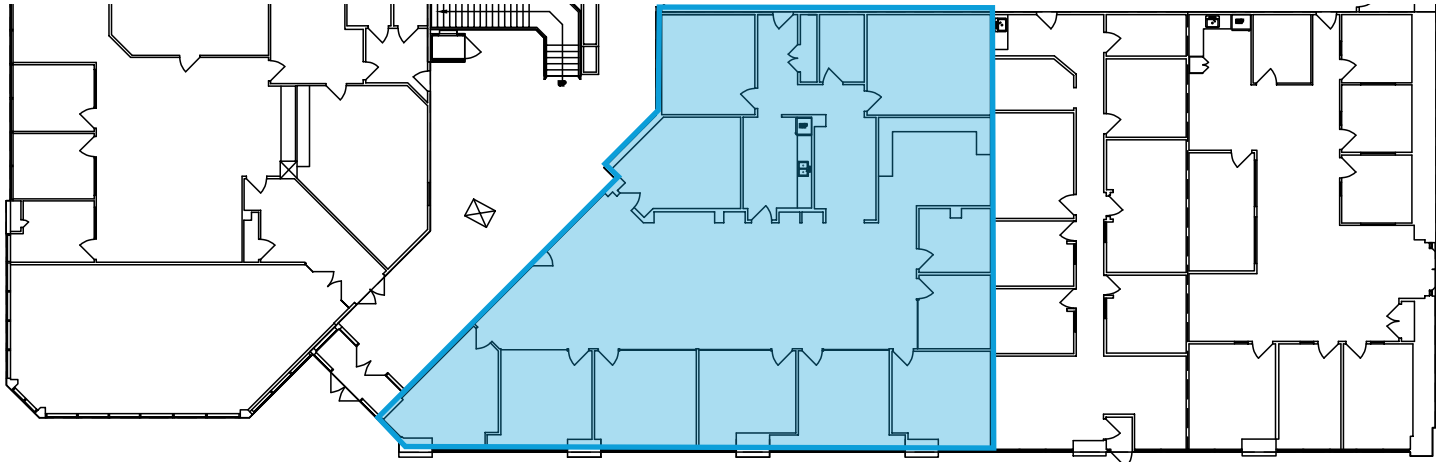




Suite 208
5,659 SF available

Floor Plans

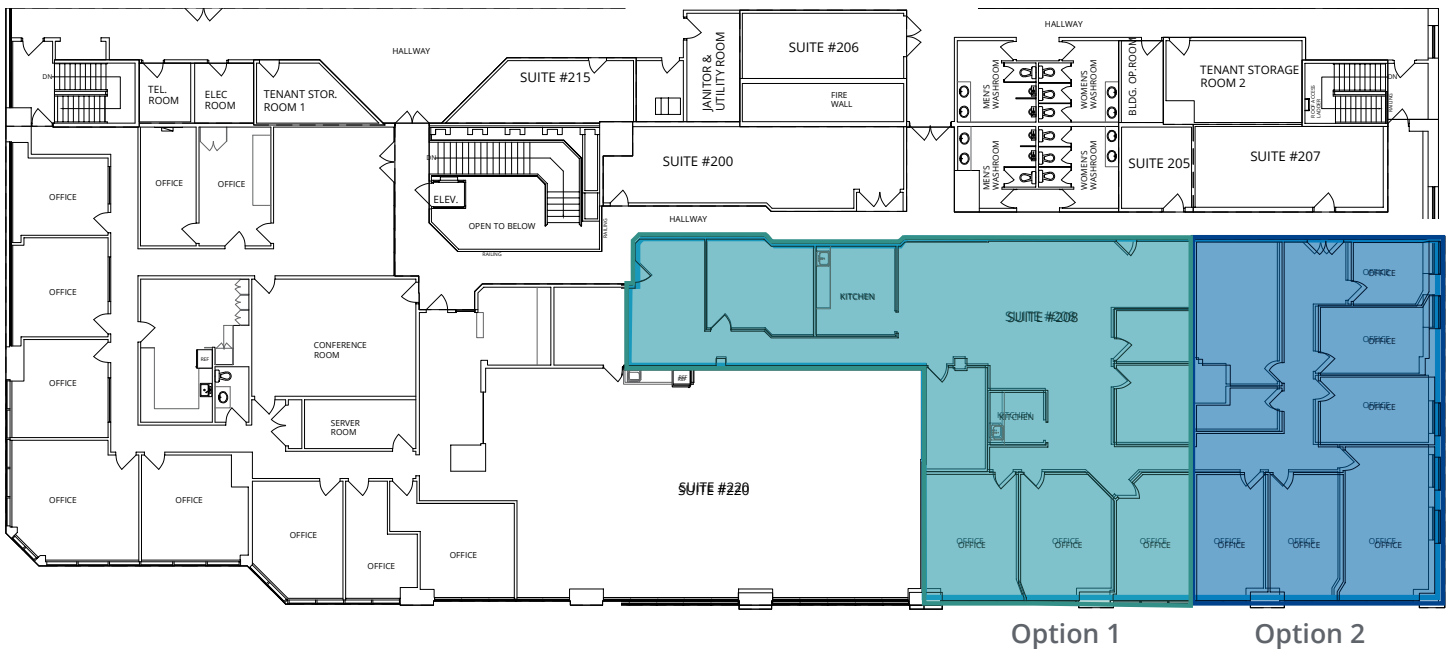
Suite 120
4,911 SF available



Suite 120 | Availability Negotiable

- 8 Offices
- Open Area for Workstations
- Boardroom
- 2 Meeting Rooms
- Kitchen
- Server Room
- Stationary Area

Suite 208
5,659 SF available

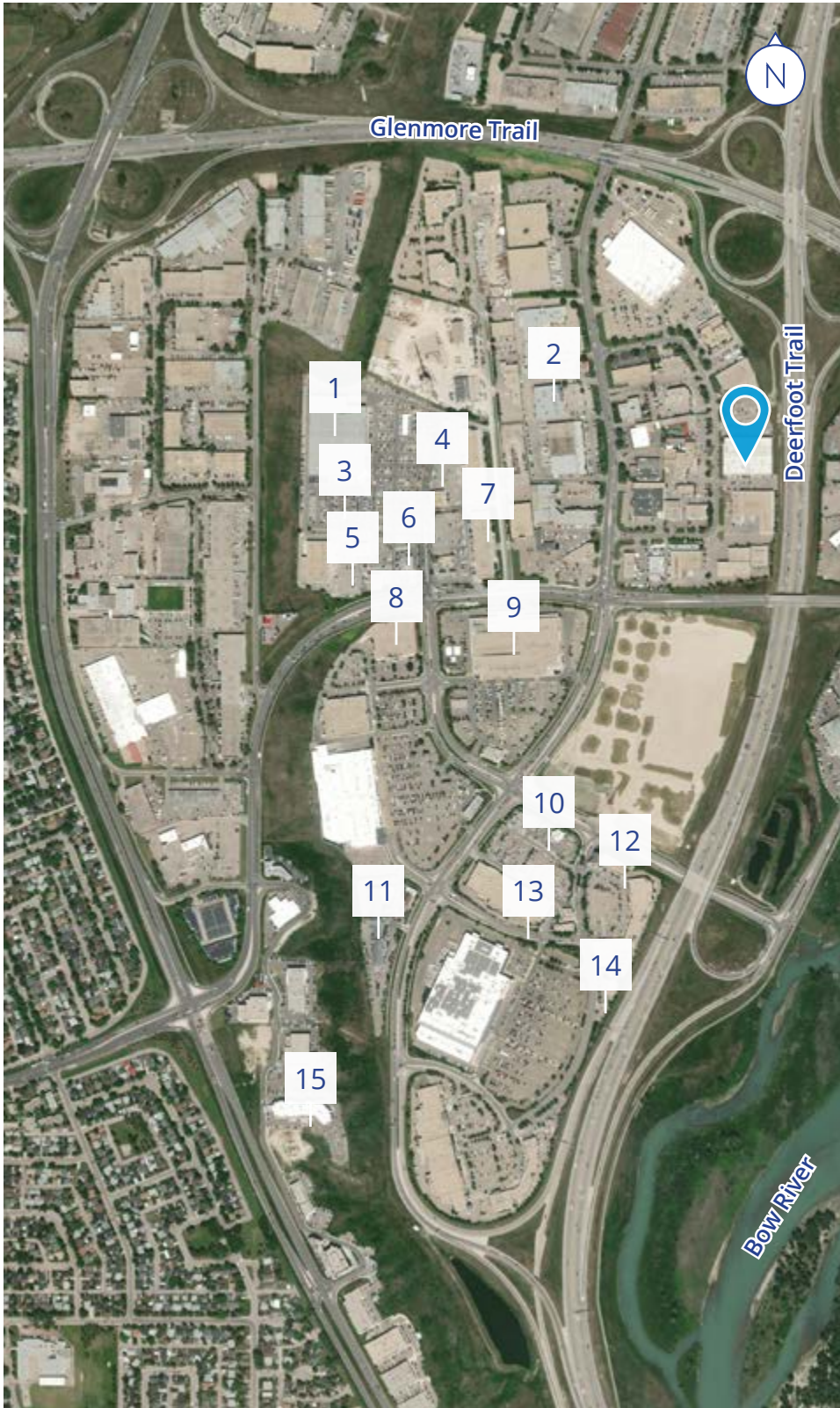


Option 1

Option 2

Demising Options
to Approx. 2,500 SF

Surrounding Amenities



- 1 Costco Wholesale
- 2 Benny's Breakfast Bar
- 3 Noodlebox
- 4 Extreme Pita
- 5 Boston Pizza
- 6 Wendy's
- 7 Dollarama
- 8 The Brick
- 9 Real Canadian Superstore
- 10 Starbucks
- 11 Sandman Hotel and Suites
- 12 Five Guys
- 13 Deerfoot Meadows Mall
- 14 The Chopped Leaf
- 15 Holiday Inn & Suites
-  7260 12 Street SE



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