

# EXCEPTIONAL OFFICE CONDO FOR SALE/LEASE

PARKSIDE PLACE

8,454 SF

SEVENTH FLOOR  
602 12TH AVENUE SW  
CALGARY, AB



**Scout**  
Real Estate Ltd

Lori Suba  
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(403) 471-4871  
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SCOUTREALESTATE.CA

## PURCHASE OPPORTUNITY

- FULL FLOOR (7TH) - 8,454 SF
- OPPORTUNITY TO DEMISE INTO SMALLER UNITS SUBJECT TO PRICING
- AVAILABLE APRIL 1, 2022
- PURCHASE PRICE: \$1,975,000 (FULL FLOOR)
- CONDO FEES & PROPERTY TAXES (2021): \$161,049 PER ANNUM
- 11 PARKING STALLS INCLUDED IN PRICE
- DEDICATED HEATED STORAGE LOCKER (97 SF) INCLUDED IN PRICE

## LEASE OPPORTUNITY

- FULL FLOOR (7TH) - 8,454 SF
- POTENTIAL TO SUBDIVIDE THE FLOOR
- AVAILABLE APRIL 1, 2022
- FLEXIBLE TERM
- MARKET GROSS RENT STRUCTURE
- 11 PARKING STALLS @ \$250 PER STALL PER MONTH
- DEDICATED HEATED STORAGE LOCKER (97 SF)

## PROPERTY DETAILS

- EFFICIENT LAYOUT FOR UP TO 51 WORKSPACES + RECEPTION AND AMPLE MEETING ROOM/BREAKOUT SPACE
- RENOVATED ELEVATOR LOBBY
- IMPROVEMENTS IN EXCELLENT CONDITION
- PLUG & PLAY - FURNITURE AND MOST ART INCLUDED
- BUILDING NEAR FULL OCCUPANCY
- BEST IN CLASS PARKING WITH SUPERB ACCESS TO PUBLIC TRANSIT NODES
- SECURE PROPERTY FOR SAFE EASE OF ACCESS/EGRESS FOR STAFF
- GREAT ACCESS/EGRESS - CLOSE PROXIMITY TO DOWNTOWN CORE AND ALL QUADRANTS OF THE CITY



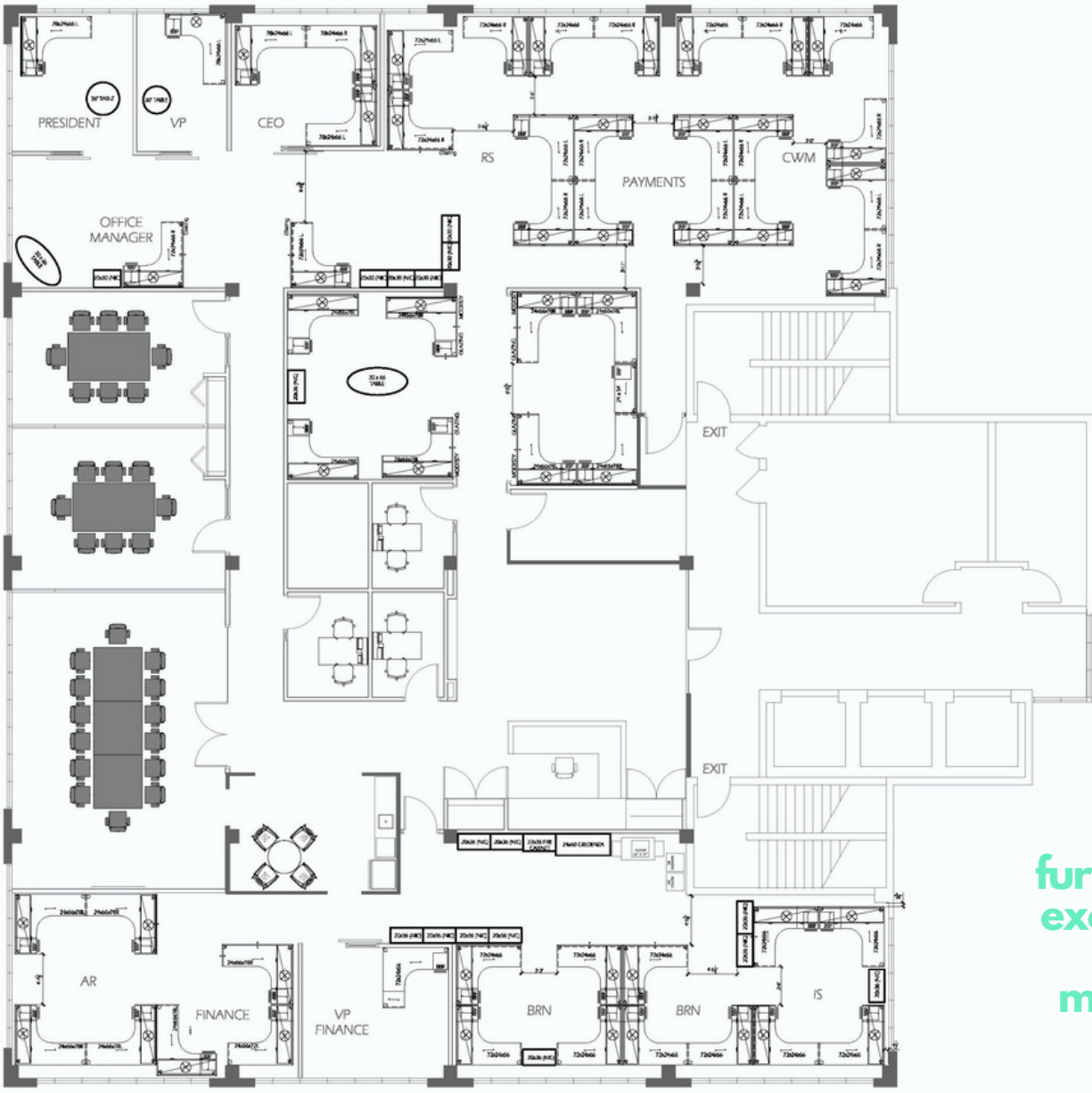
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# FLOOR PLAN



Fully furnished and exceptionally well-maintained

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## SUITE 700, 602 - 12 AVENUE SW

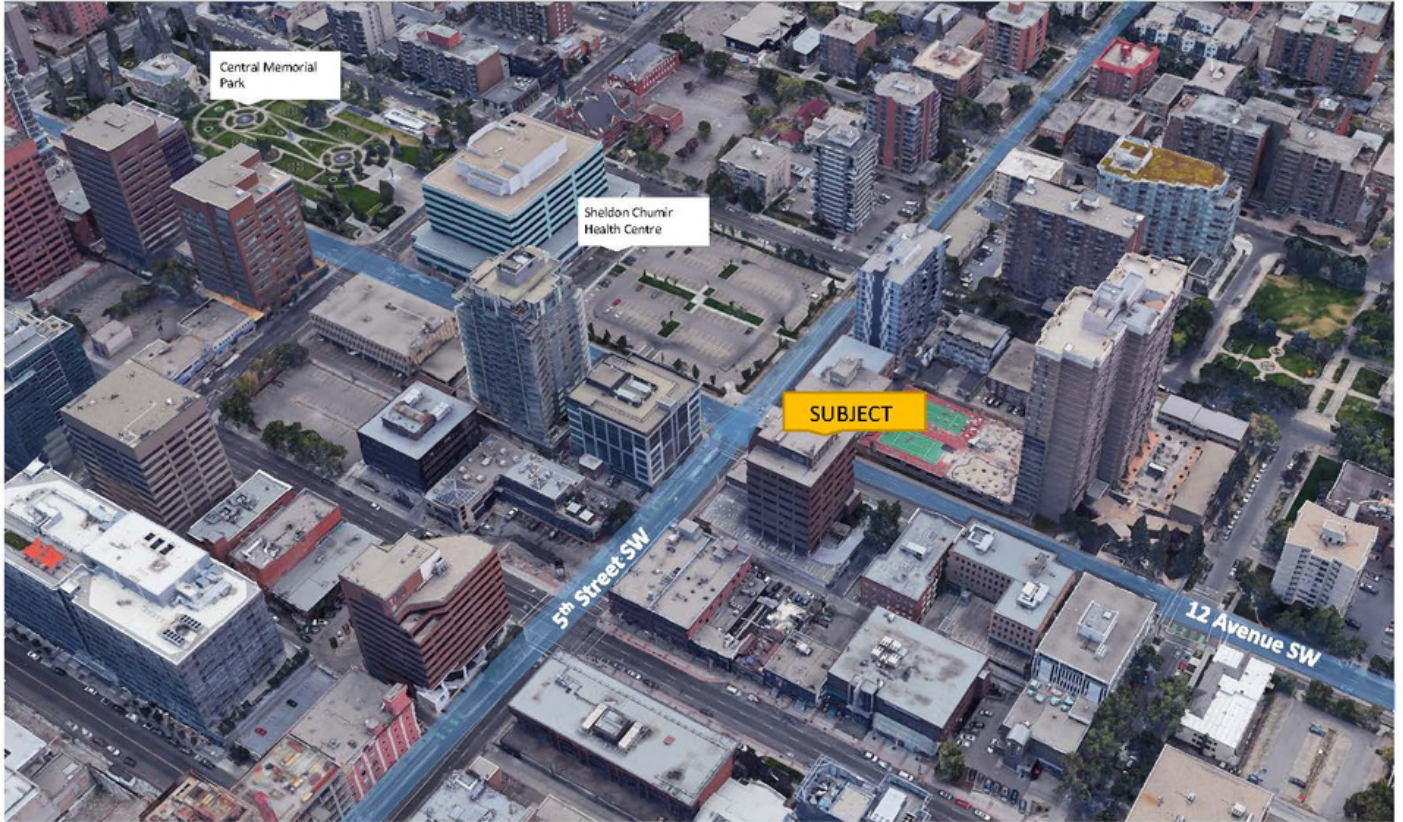


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## NEARBY AMENITIES



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