

For Lease

1212 1 Street SE | Calgary, AB

Victoria Square



Demographics *(within 3 km)*



NEIGHBORHOOD
Beltline



POPULATION
111,352



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$76,594

Building Details



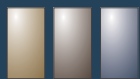
PARKING
Available



YEAR BUILT
1978



TRAFFIC COUNT
21,000 VPD | 1 Street & 12 Avenue SE
23,000 VPD | Macleod & 13 Avenue SE



Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P 403.214.2344

blackstonecommercial.com

Property Details

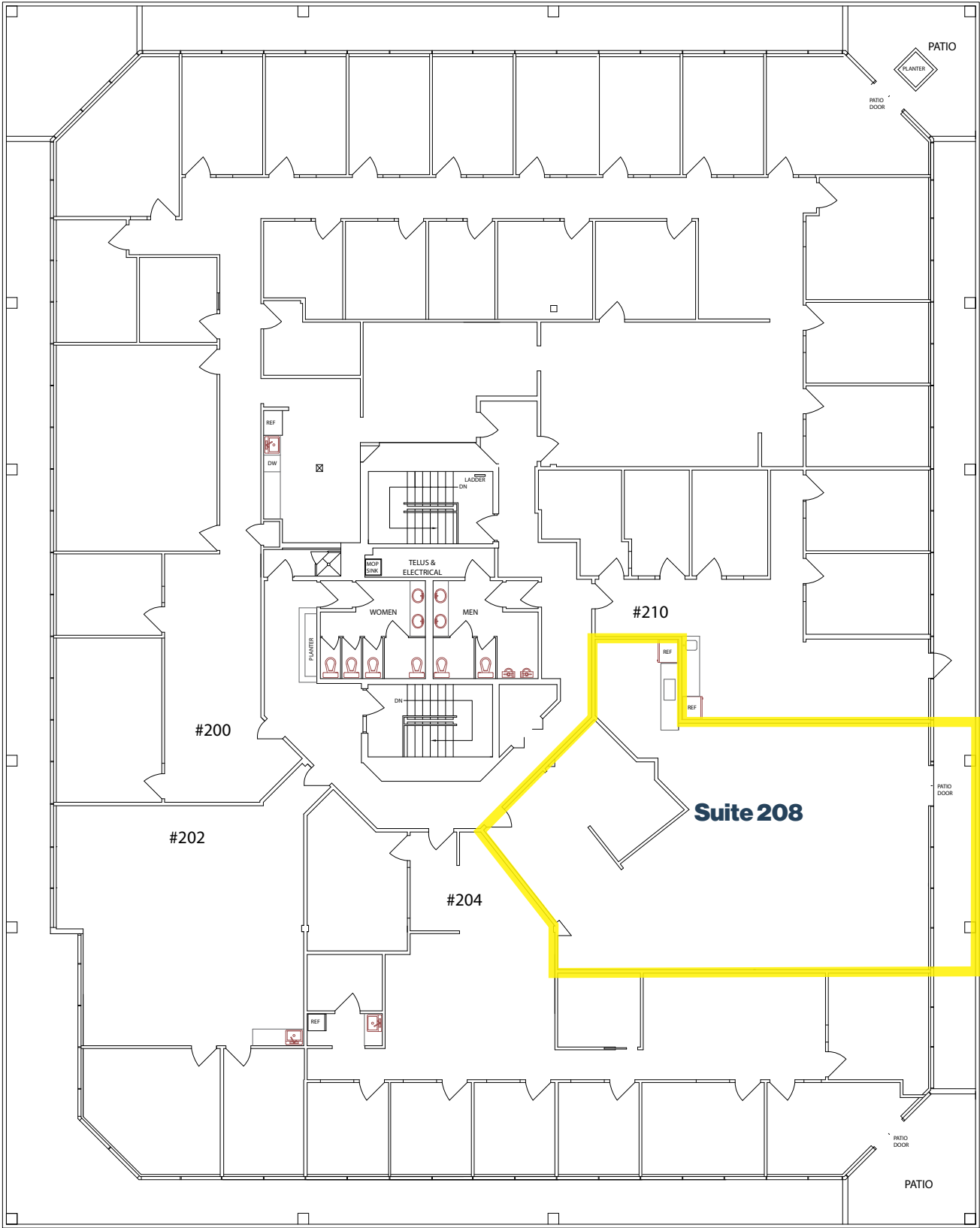
Size Available:	Suite 208 1,447 SF office
Op Costs:	\$15.20 PSF
Net Rent:	Market
Occupancy:	Immediately
Term:	5-year
Parking:	\$300/month underground

Highlights

- 1,447 SF second-floor office unit in a well-managed, low-rise retail/office building, that includes access to a private patio
- Located in the heart of Victoria Park/Beltline, just off 12 Avenue and Macleod Trail
- Ideal for professional office users—convenient and highly accessible
- Enjoy excellent visibility with easy street access for clients and staff
- Includes secure underground parking and a private gated outdoor space
- Surrounded by many high-rise residential buildings with great amenities such as restaurants, cafe's and shops
- Walking distance to the newly renovated BMO Centre and Stampede Grounds

Floor Plan

Second



For Lease

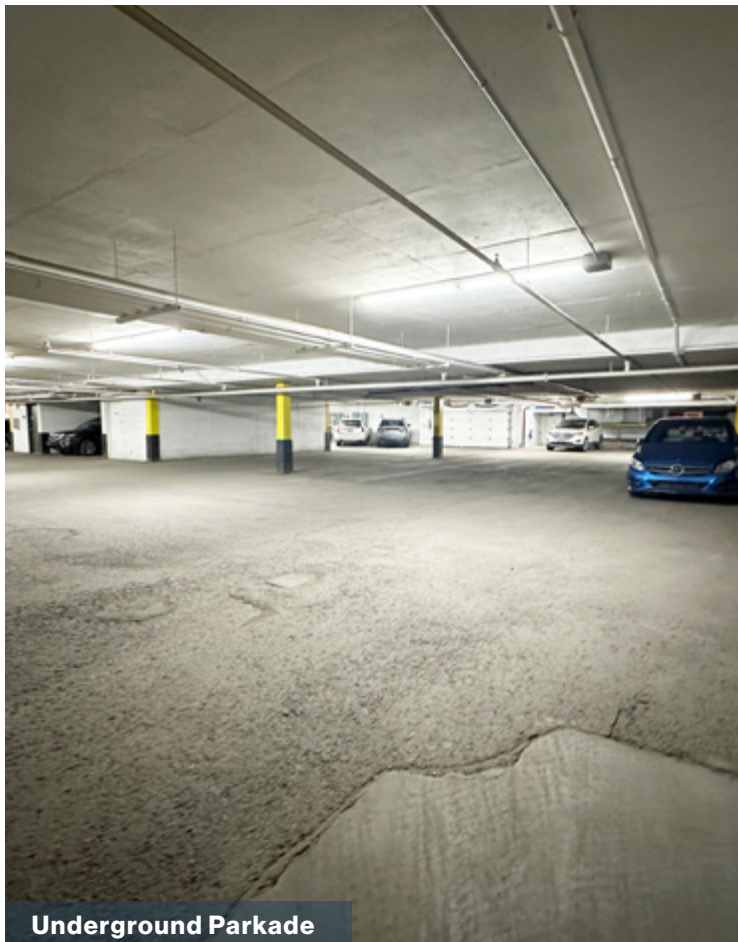
Victoria Square - 1212 1 Street SE | Calgary, AB



Subject Property



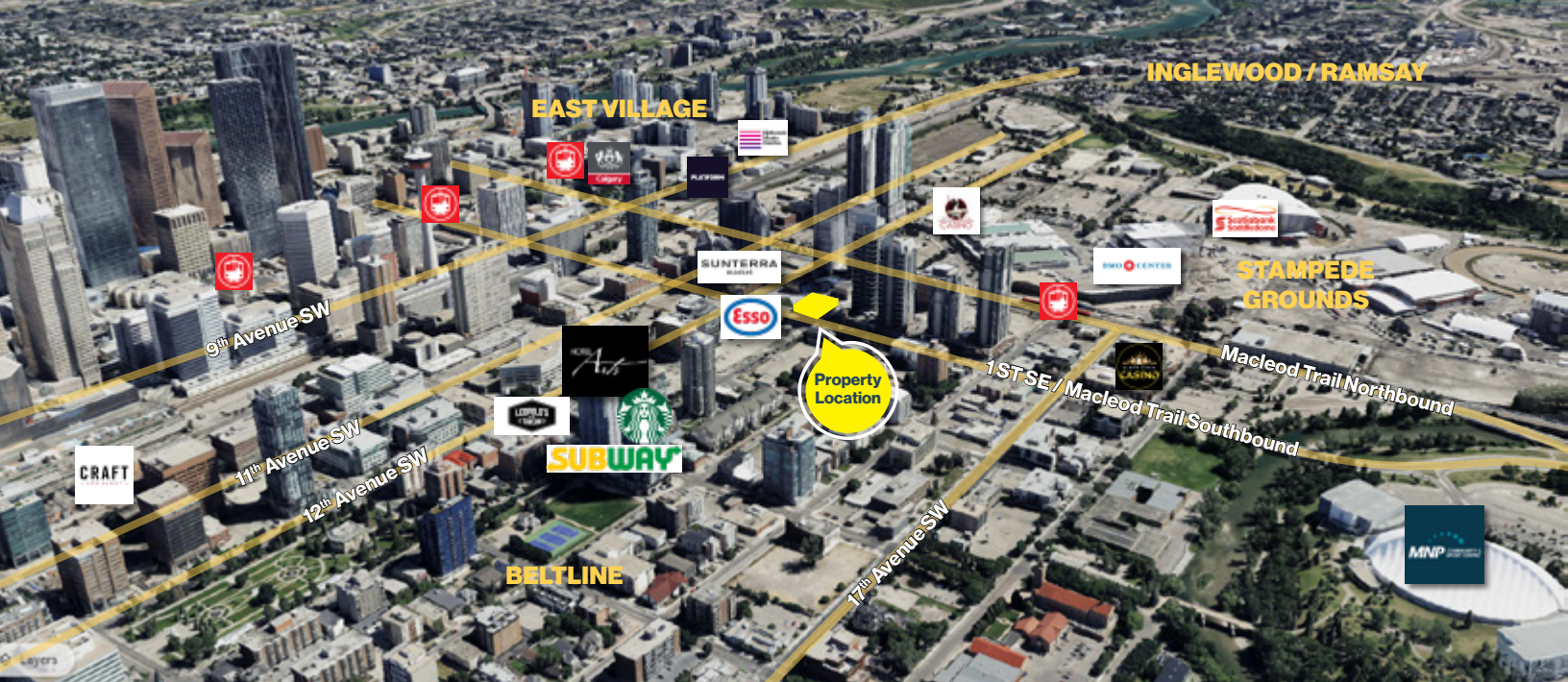
Private Common Area Patio



Underground Parkade



Entrance



Thank you for your interest!

For More Info.

Olivia Bohdan

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