

UNIKO CENTRE | FOR LEASE

222 - 16TH AVENUE NE, CALGARY, AB



Anna Sorensen

Associate Vice President

C +1 403 923 2483

anna.sorensen@avisonyoung.com

Eric DeMaere

Associate Vice President

C +1 403 483 9876

eric.demaere@avisonyoung.com

**AVISON
YOUNG**



Particulars

Availability:

Second Floor

Suite 215 | 611 SF | **LEASED**

Suite 218 | 2,307 SF | **NEW**

Suite 218A | 1,080 SF

Suite 218B | 1,227 SF

Suite 219 | 771 SF | **NEW**

Suite 224 | 925 SF

Net Rent rate:

Market

Additional rent:

\$17.65 PSF

Occupancy:

Suite 218, 224: Immediately

Suite 219: Available October 1

Term:

Negotiable

Parking:

Surface and underground parking available at no additional charge.



Highlight

- Move-in ready spaces ideal for traditional office and professional services
- Recent building upgrades and various renovations completed
- Free scramble surface parking in front of the building along 16th Avenue NE
- Underground parking available
- Excellent building and signage exposure along 16th Avenue NE
- Surrounded by many retail amenities and personal services

Uniko Centre | Floor Plan

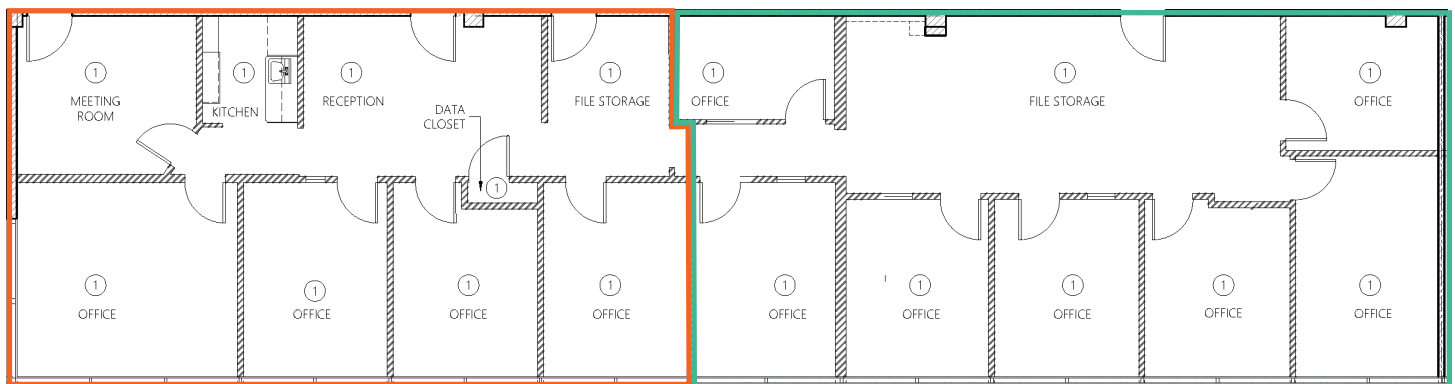
222 - 16th Avenue NE, Calgary, AB

Availability

Suite 218A 1,080 SF

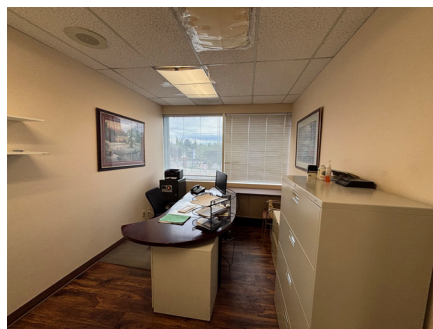
Suite 218B 1,227 SF

Suite 218 2,307 SF



Demising Option A
1,080 SF

Demising Option B
1,227 SF



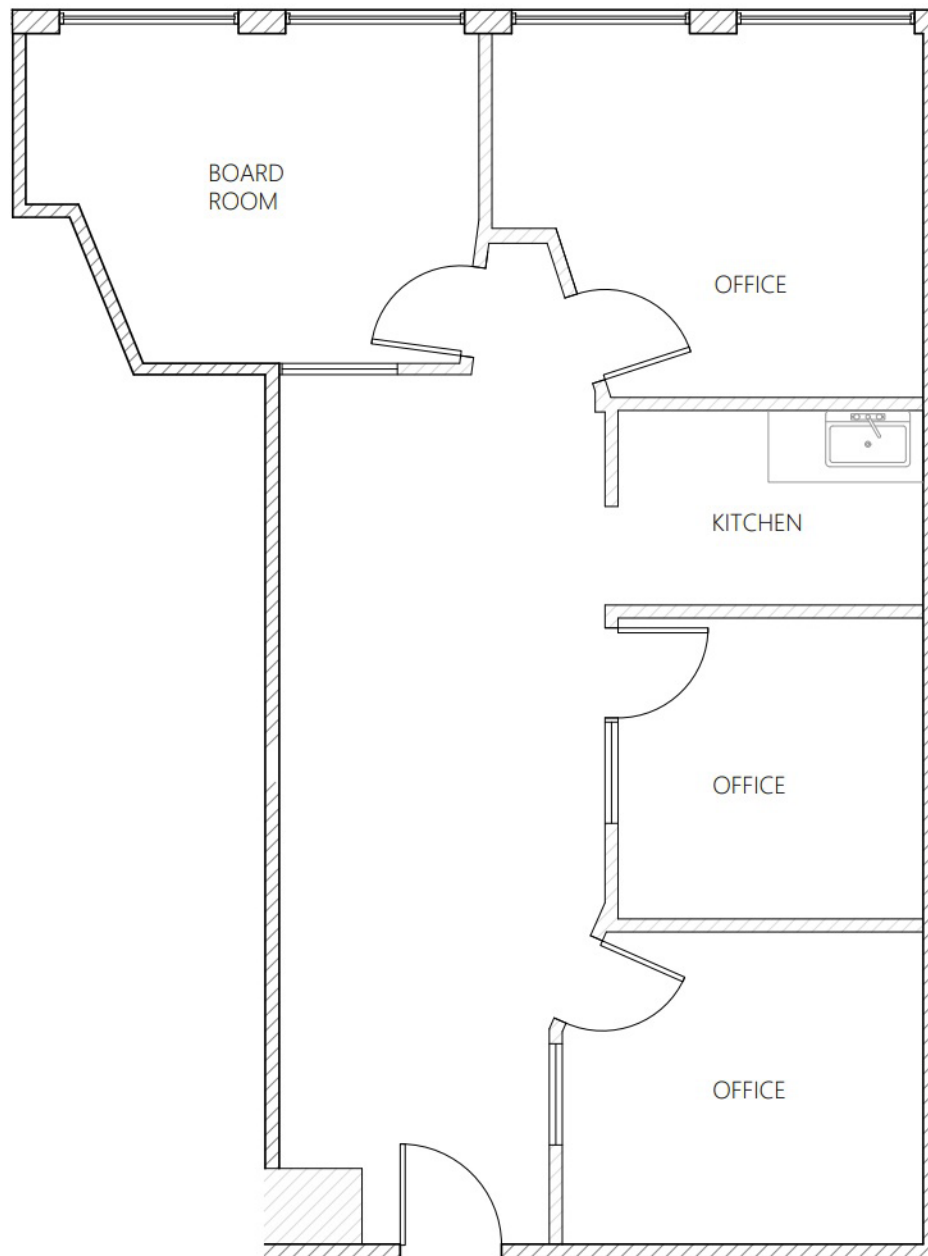
Uniko Centre | Floor Plan

222 - 16th Avenue NE, Calgary, AB

Availability

Suite 219

771 SF



Uniko Centre | Floor Plan

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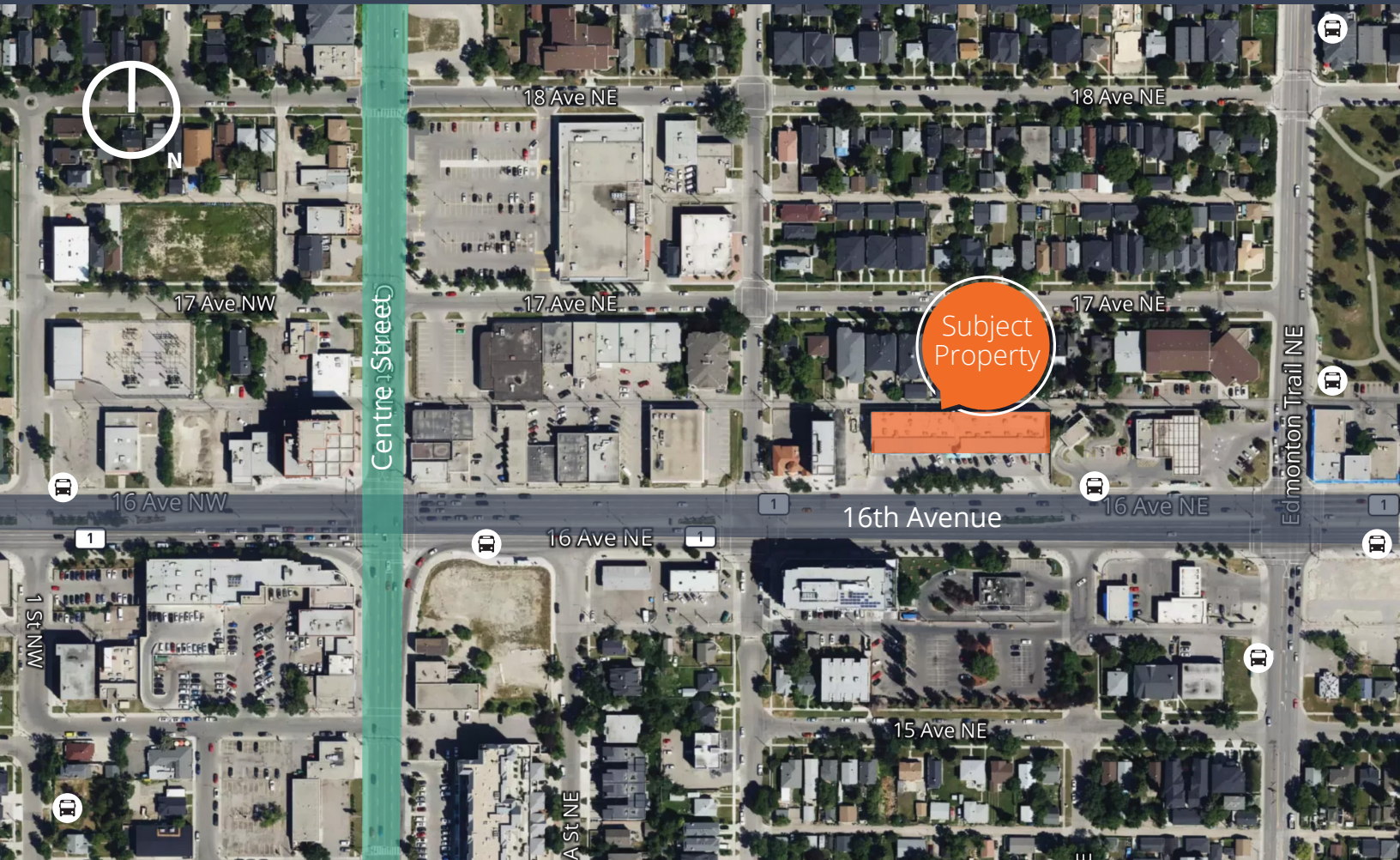
Availability

Suite 224	925 SF
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Uniko Centre | Location Map

222 - 16th Avenue NE, Calgary, AB



Transit

Ample access to Calgary Transit Routes:

<https://www.calgarytransit.com/rider-information/lrt-and-bus-station-maps.html>

Retail Amenities within the Building

Calgary Iyengay Yoga
Lamboos Noodle Bar
H & R Block
Smart Gold
Marco's Kitchen
Wah Pek Chinese Herbs

Wai's Aquarium
Chili Hut
Shear Synergy Studio
Advanced Massage
Therapy

Nearby Amenities

- Peter's Drive-in
- Jerusalem Shawarma
- Bubblemania Café
- Night Owl Vietnamese
- Pho Kim Vietnamese
- Phoenix Gate Chinese Cuisine
- Tsujiri Japanese Tea House
- Santorini Greek Taverna
- Namskar Cuisine of India
- The Captain's Boil
- Tim Hortons
- Elite Brewing & Cidery
- Thai Kitchen with Rinda
- KFC
- 7-Eleven
- Co-op North Hill
- Safeway Beacon Heights
- Petro-Canada
- Esso
- Mr. Lube & Tires
- Savona's Pizza
- Lambda Oriental Foods Supermarket
- Tops Supermarket



Let's connect.

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Visit us online
avisonyoung.com

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082