

SECOND FLOOR OFFICE SPACE AT NORTHWEST CALGARY

// 4,375 to 20,835 SF with Ample Parking

FOR LEASE

HILLPARK PARK BUILDING

2411 4 Street NW, Calgary, AB



Lead Broker

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2411 4 Street NW



PROPERTY OVERVIEW

- **Show suite now available (Suite A - 4,375 SF)**
- Multiple configurations available for second floor office from 4,375 to 20,835 SF
- Small 636 SF main floor office
- Ample free surface parking
- Common washrooms
- Elevator and stair access to the second floor
- Prominent signage exposure to 4th Street NW
- Commercial restaurant & bar on main floor
- Walking distance to cafe/restaurants, sport complexes, and parks
- Bus transportation on 4th Street NW, including bus routes #2 and #404
- Close proximity to 16th Avenue NE and Centre Street
- 5 Minutes to Downtown Calgary and 5 minutes to Deerfoot Trail NE via 16th Avenue NE

PROPERTY HIGHLIGHTS

District: Mount Pleasant, Northwest Calgary
Zoning: C-COR 2 (Commercial Corridor 2)

Available Units	SHOW SUITE - Suite A:	4,375 SF
	Suite B:	4,792 SF
	Suite C:	4,584 SF
	Suite D:	7,084 SF
	Total Second Floor:	20,835 SF
	Main Floor - Suite 103	636 SF

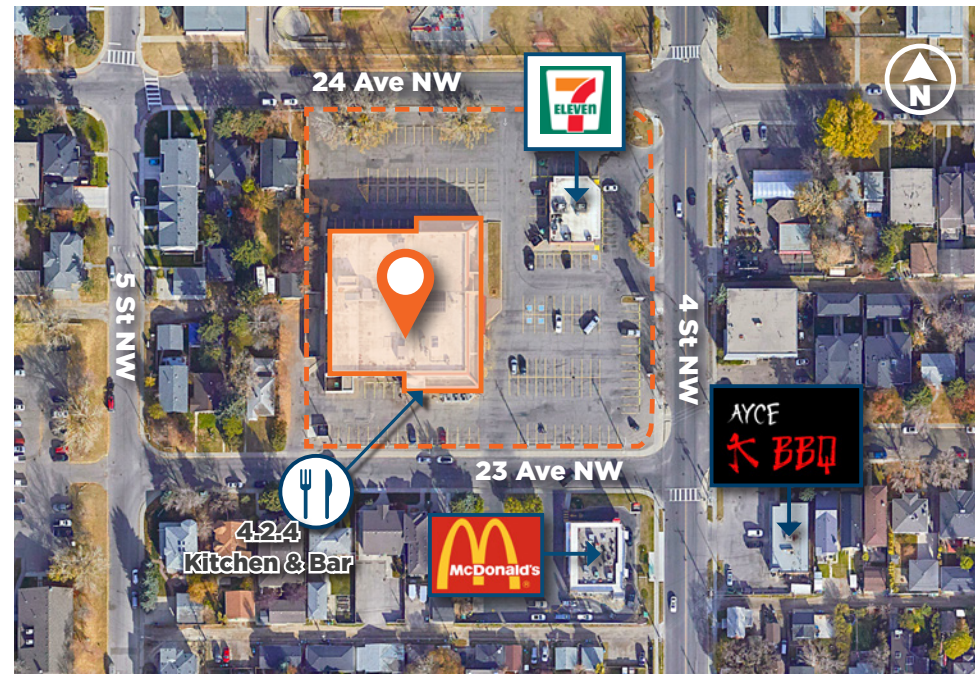
Parking: Ample free common parking

Lease Rate: Market

Operating Costs (Est. 2024): \$15.66 PSF
*Utilities included

Availability: Immediate

FOR LEASE | 2411 4 Street NW, Calgary, AB



FLOOR PLAN



SHOW SUITE

SUITE A
4,375 SF



SUITE B
4,792 SF



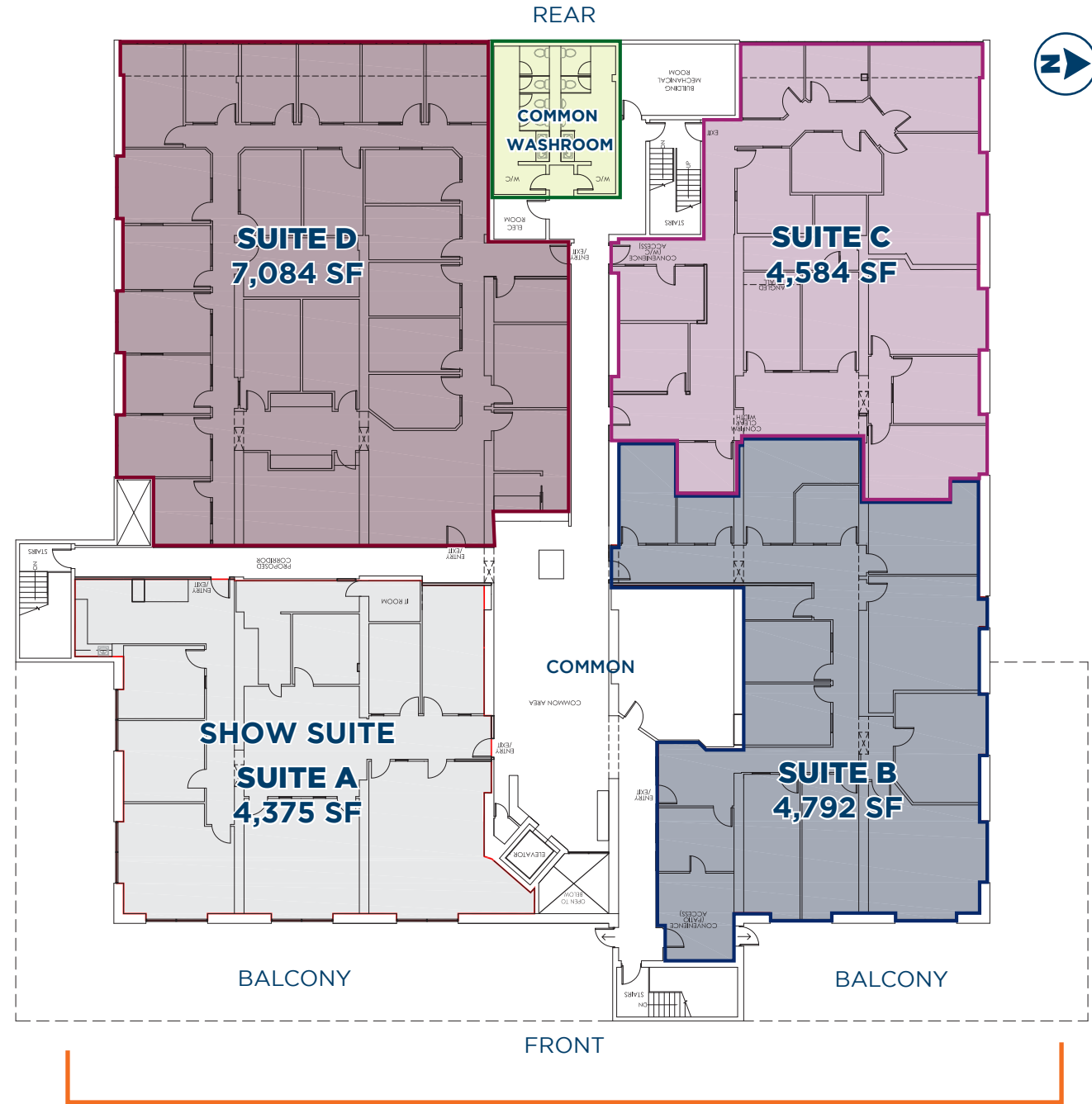
SUITE C
4,584 SF



SUITE D
7,084 SF



**TOTAL
2ND FLOOR**
20,835 SF

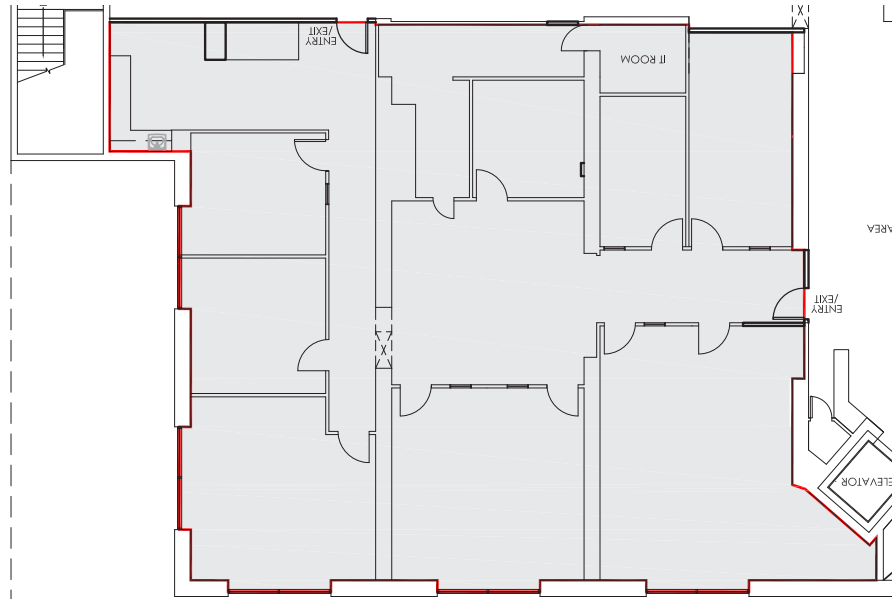


TOTAL SECOND FLOOR
20,835 SF

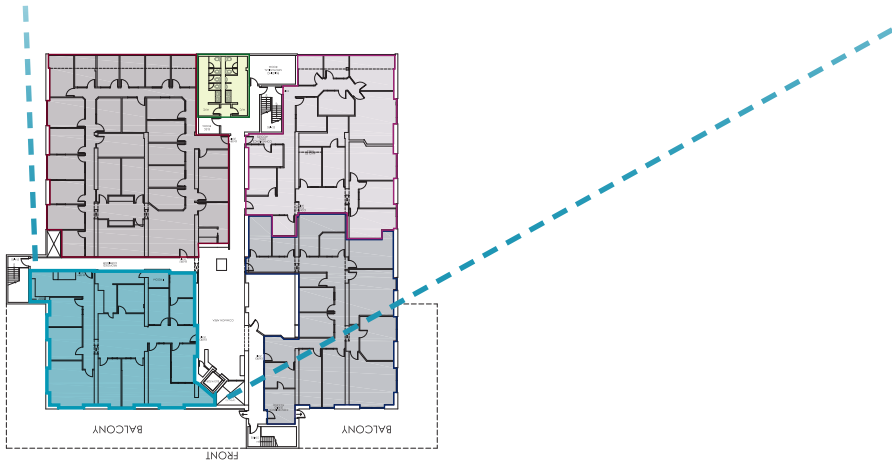
Note: Floor plan not exactly as shown; for illustration purposes only

SHOW SUITE

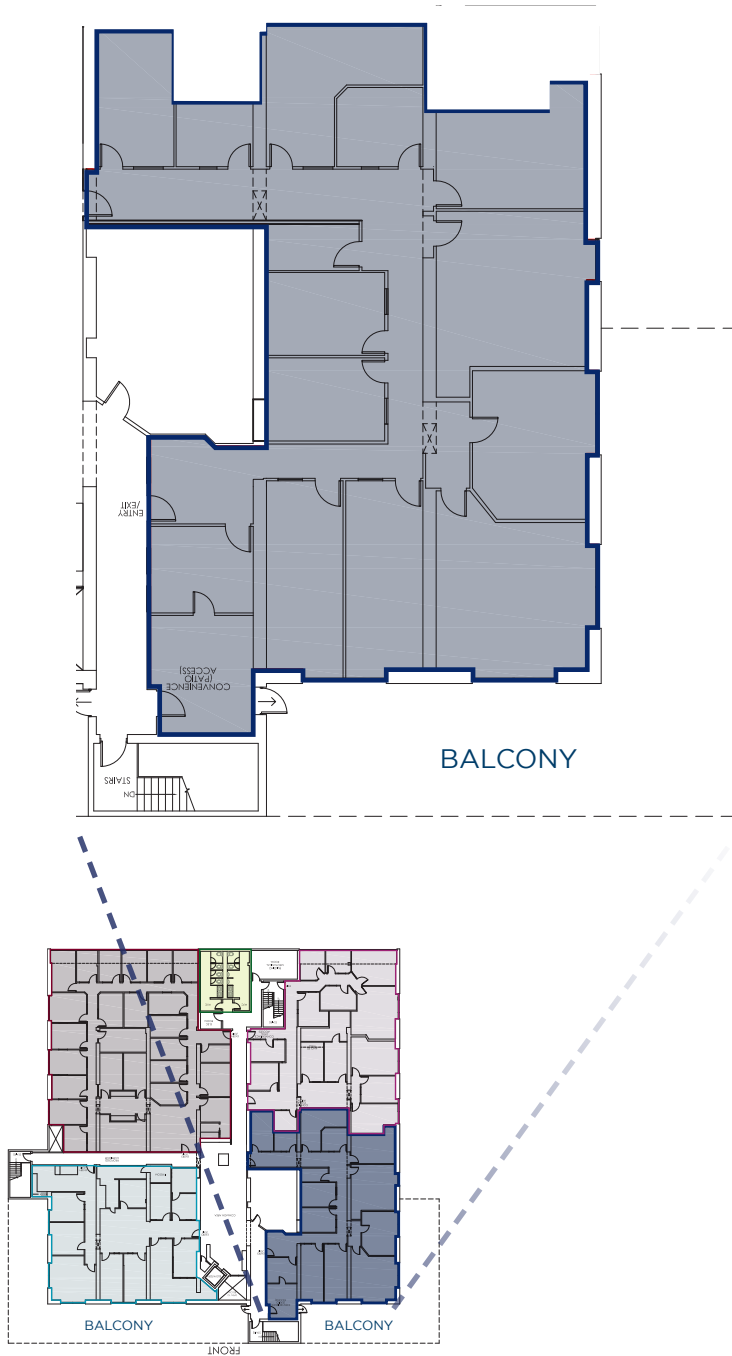
SUITE A | 4,375 SF



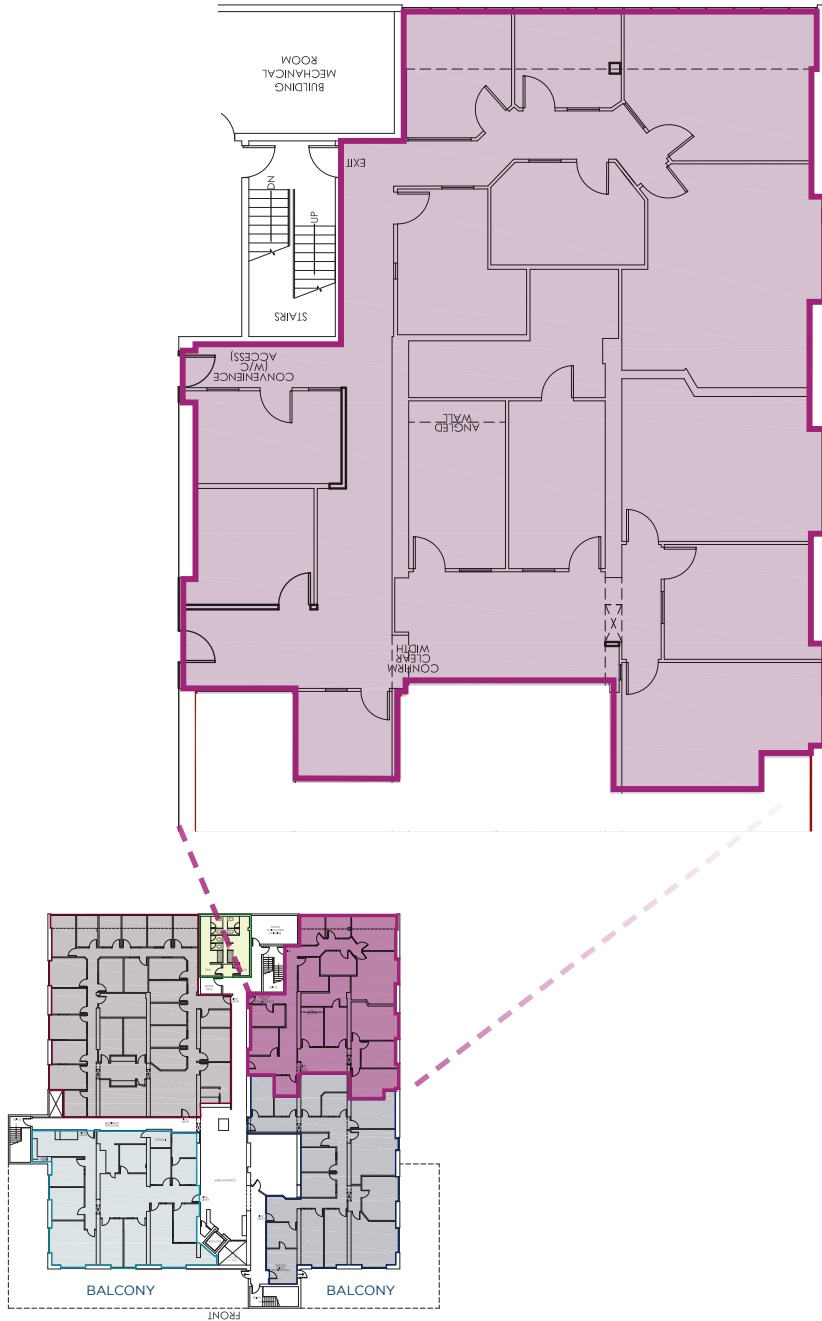
BALCONY



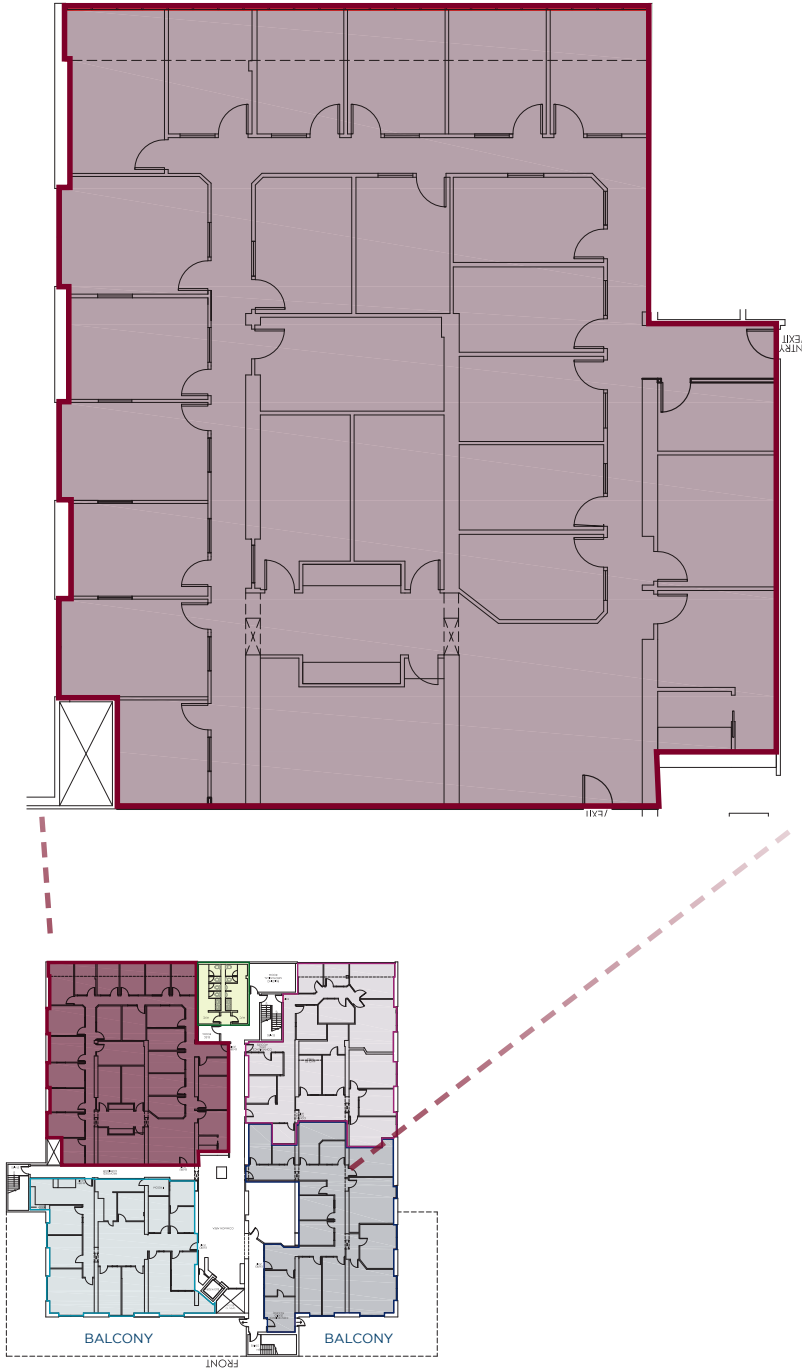
SUITE B | 4,792 SF



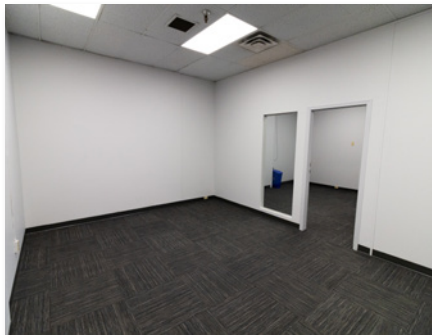
SUITE C | 4,584 SF



SUITE D | 7,084 SF



SUITE 103 | 636 SF

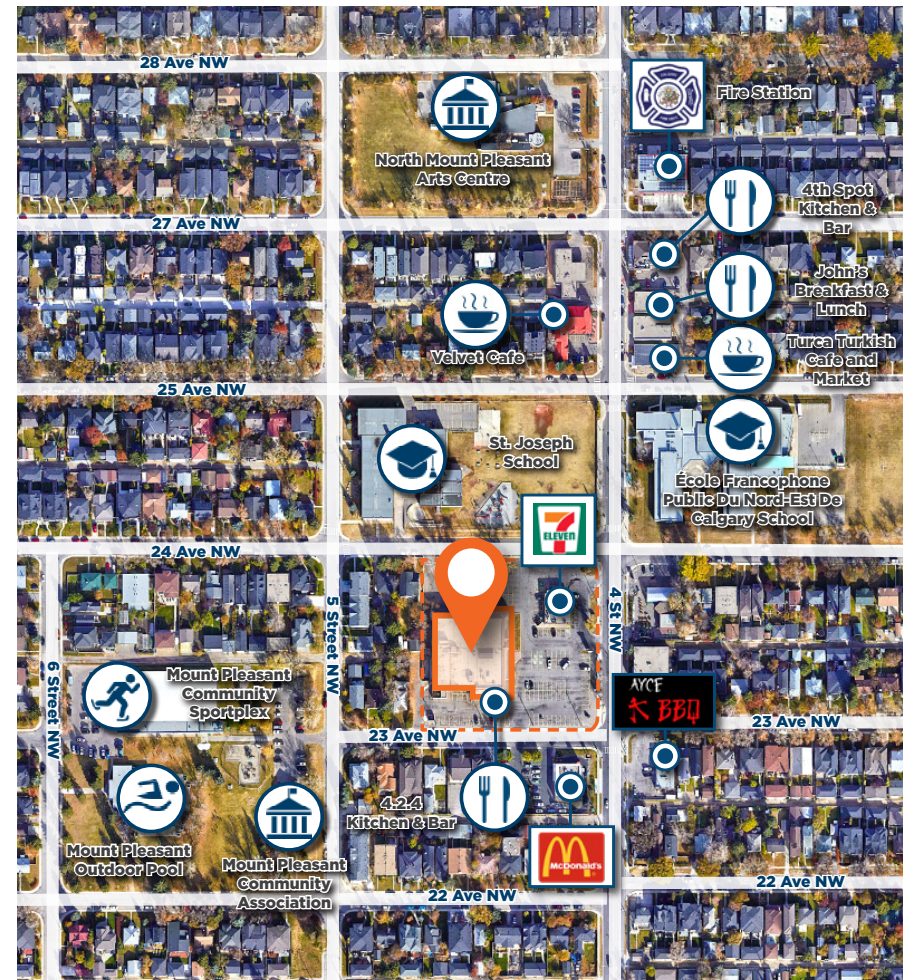


- Small 636 SF main floor office
- Open concept layout and a side room with water connection
- Recently repainted
- LED Lighting



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