

# 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

**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

**Jose Verdugo** | Associate

587.968.1547 | [jverdugo@cdnglobal.com](mailto:jverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

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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)

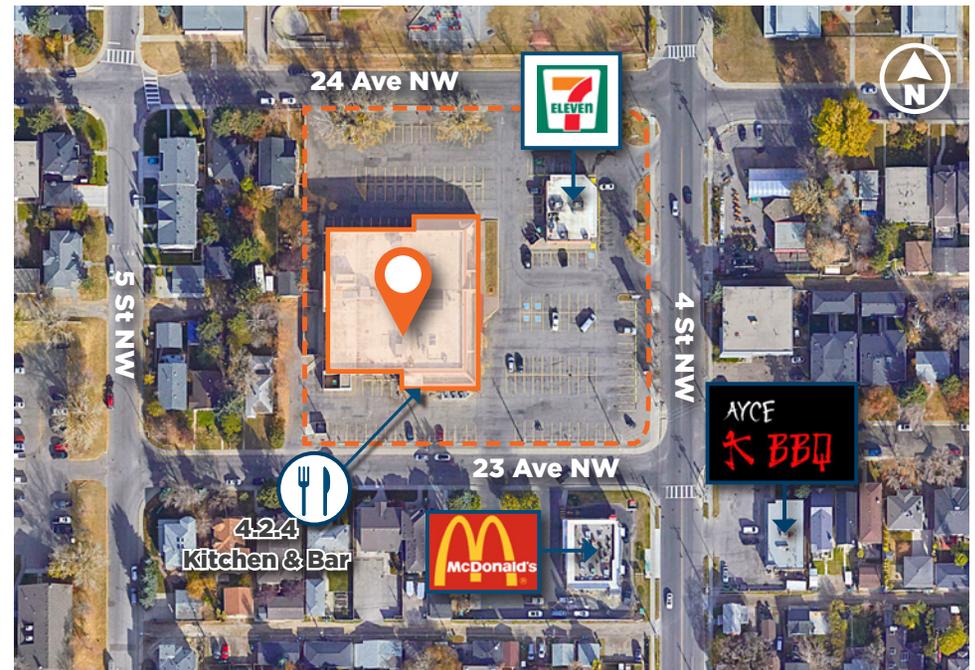
Available Units	SHOW SUITE - Suite A:	4,375 SF
	Suite B:	4,792 SF
	Suite C:	4,584 SF
	Suite D:	7,084 SF
	Total Second Floor:	20,835 SF
	Main Floor - Suite 103	636 SF

**Parking:** Ample free common parking

**Lease Rate:** Market

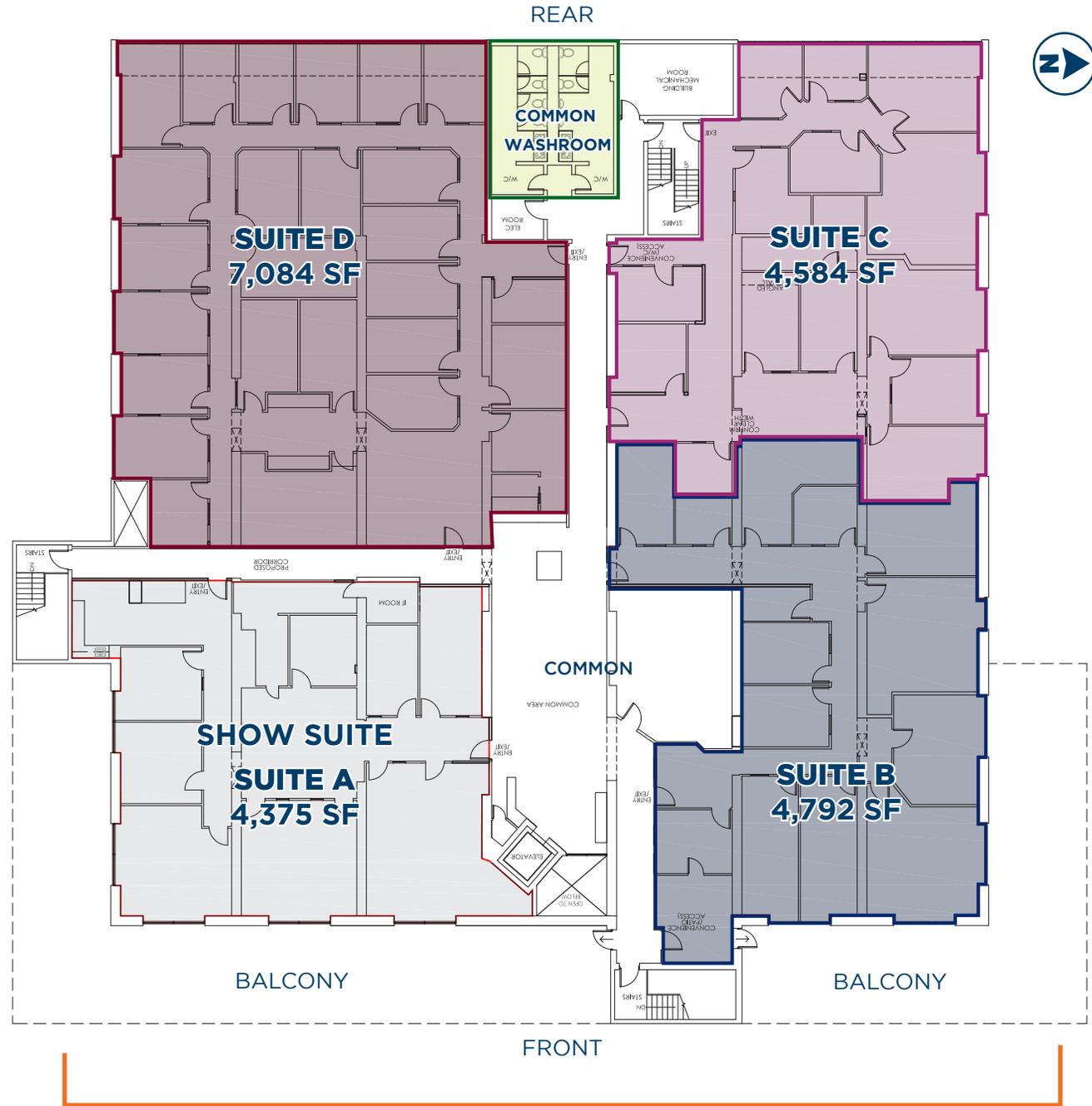
**Operating Costs (Est. 2024):** \$15.66 PSF  
\*Utilities included

**Availability:** Immediate



# 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

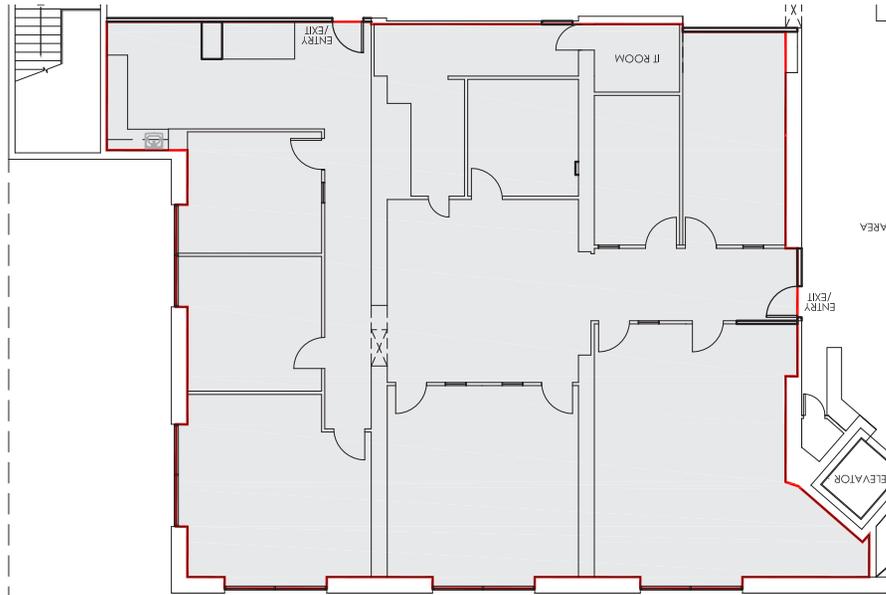


**TOTAL SECOND FLOOR**  
20,835 SF

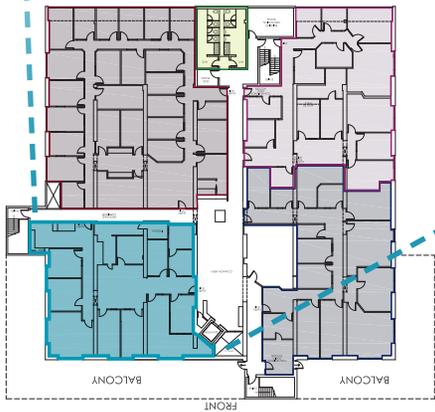
Note: Floor plan not exactly as shown; for illustration purposes only

# SHOW SUITE

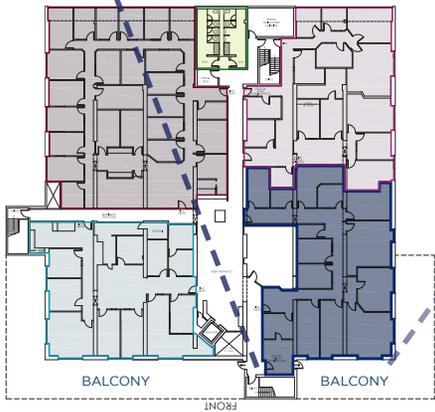
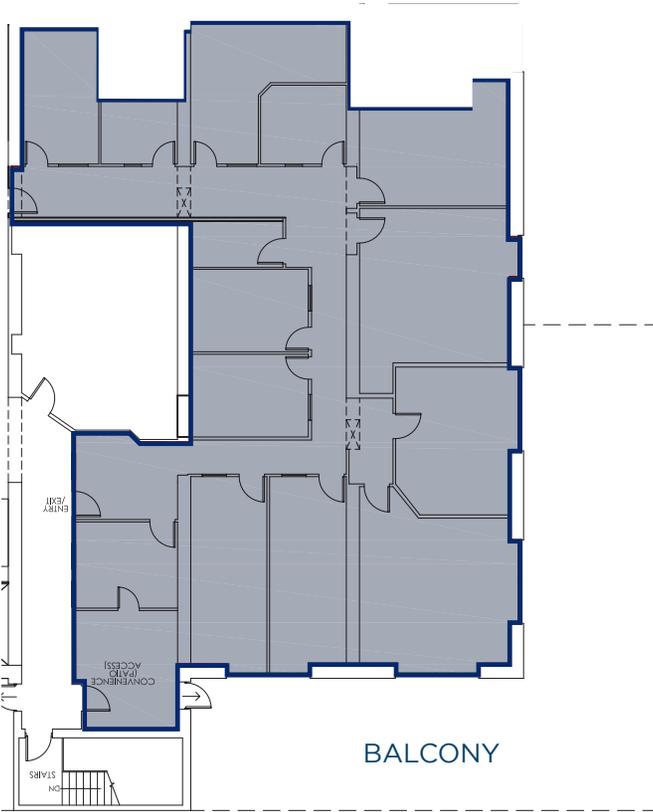
## SUITE A | 4,375 SF



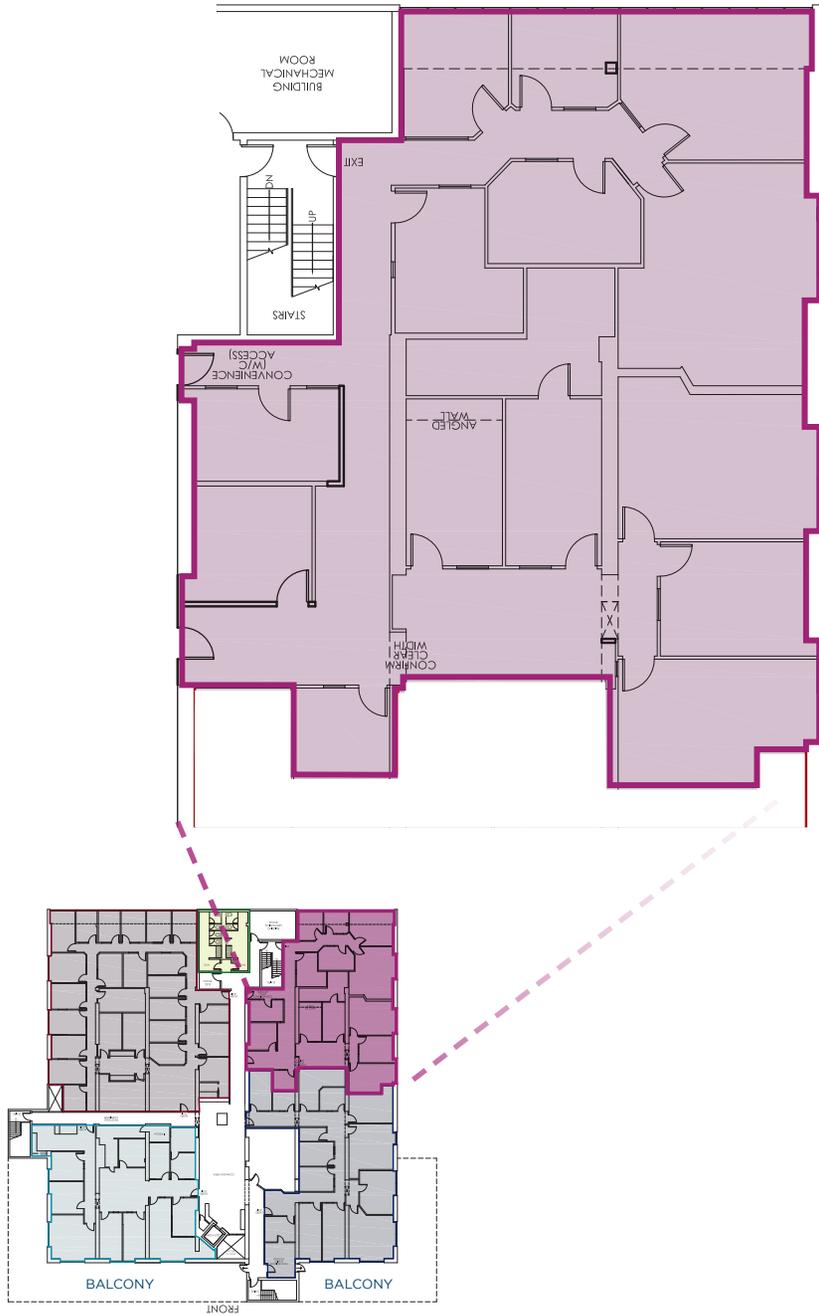
BALCONY



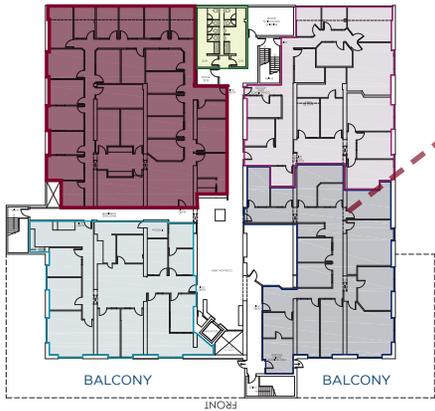
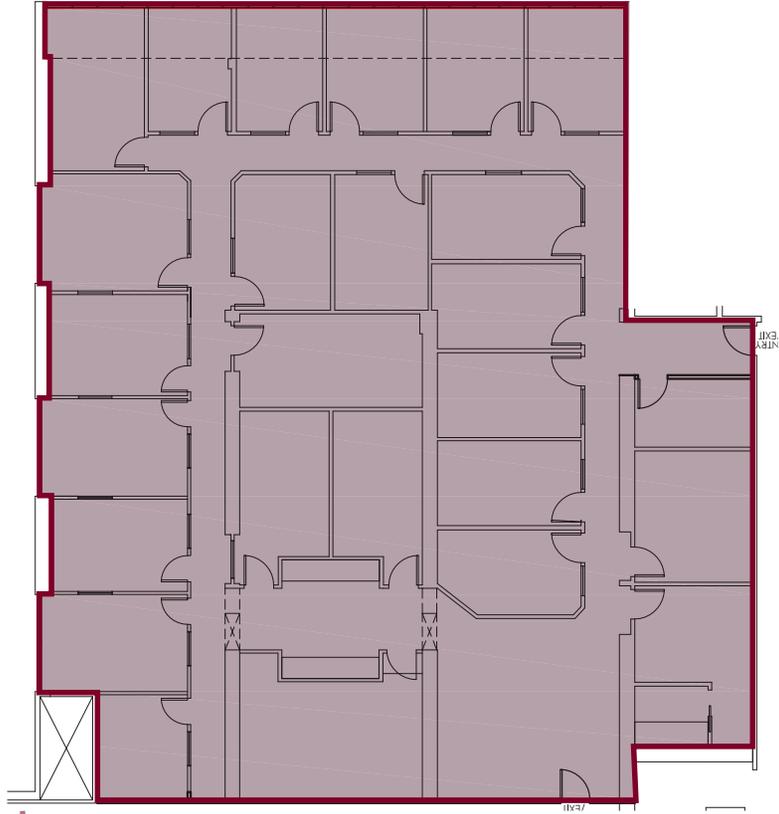
# SUITE B | 4,792 SF



# 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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