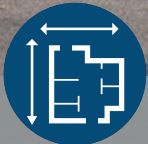
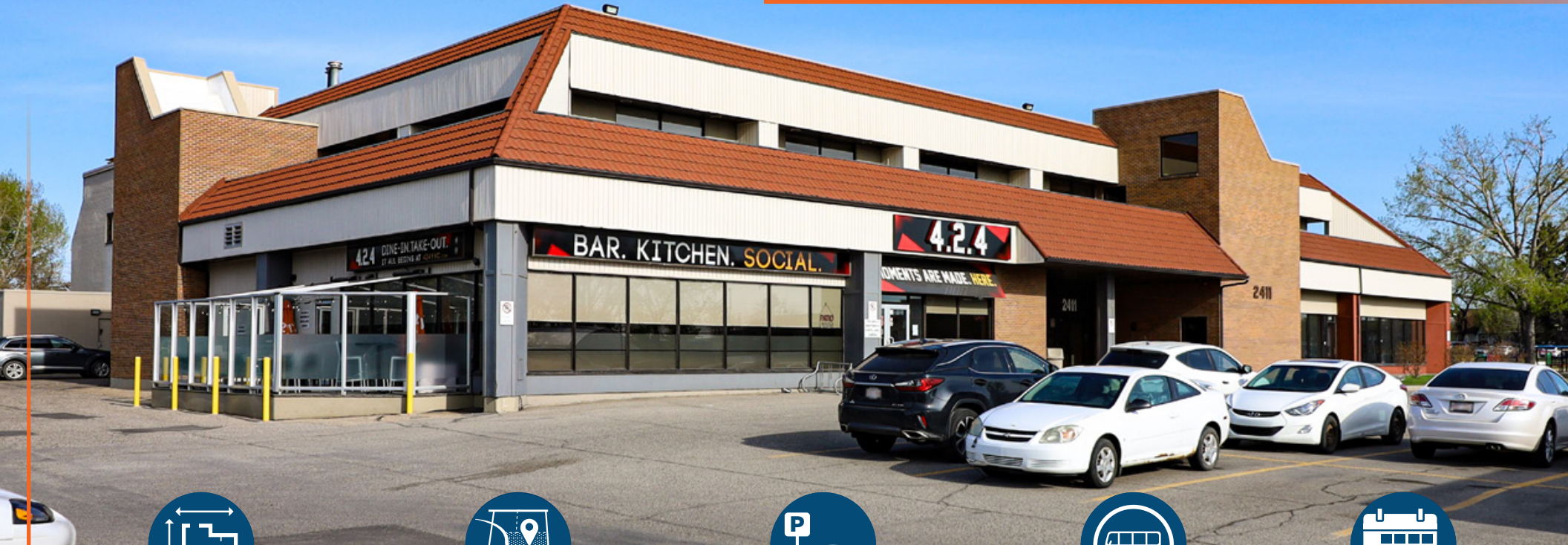


FOR LEASE HILL PARK BUILDING

2411 - 4TH STREET NW
CALGARY, AB

CDNGLOBAL[®]

4,375 SF TO 20,835 SF
SECOND FLOOR OFFICE SPACE



4,375 SF to 20,835 SF

VARIOUS SIZE OPTIONS



C-COR 2

ZONING



AMPLE PARKING

SCRAMBLE SURFACE STALLS



#2 & #404

BUS ROUTES



IMMEDIATE

AVAILABILITY

LEAD BROKER



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HILL PARK BUILDING

2411 - 4th Street NW



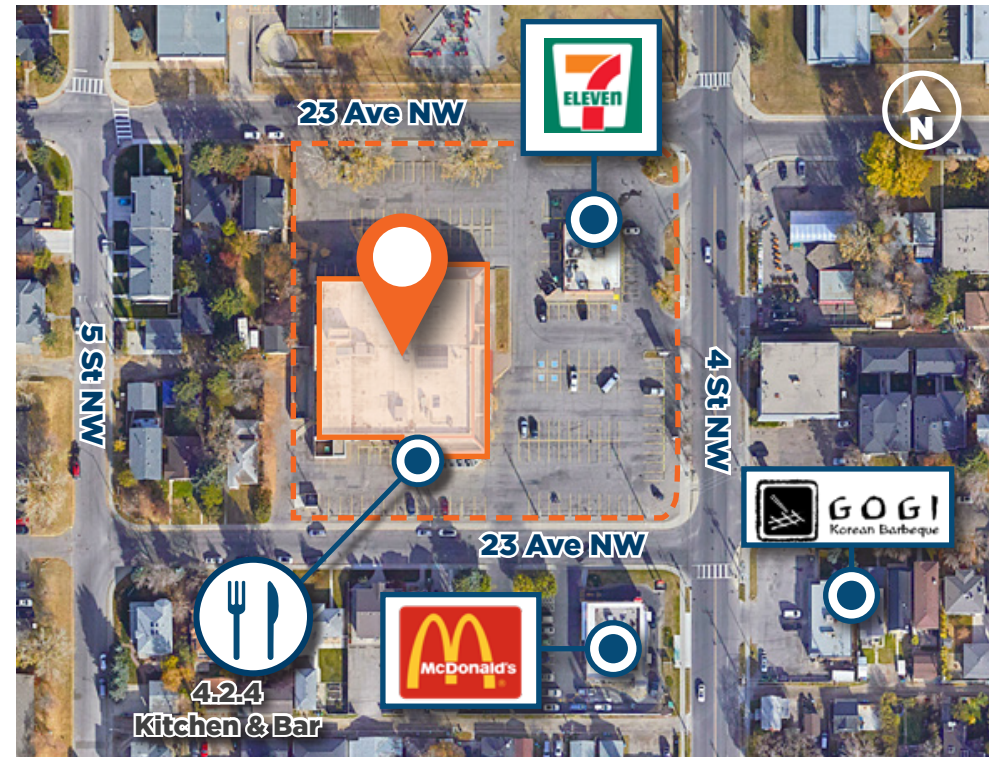
PROPERTY HIGHLIGHTS

- Second floor office space in centrally located northwest neighborhood
- Multiple configurations available from 4,375 SF to 20,835 SF
- Balcony access available for the front suites
- Ample free surface parking
- Prominent signage exposure to 4th Street NW
- Elevator and stair access to the second floor
- Commercial restaurant & bar on main floor
- Child educational facility 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 OVERVIEW

- **ZONING:** C-COR 2 (Commercial Corridor 2)
- **DISTRICT:** Mount Pleasant, Northwest Calgary
- **AVAILABLE:**

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
- **PARKING:** Ample free surface parking
- **TENANT IMPROVEMENT:** Market
- **LEASE RATE:** Market
- **OPERATING COSTS (EST. 2023):** \$15.35 PSF
- **AVAILABILITY:** Immediate



FLOOR PLAN



SUITE A
4,375 SF



SUITE B
4,792 SF



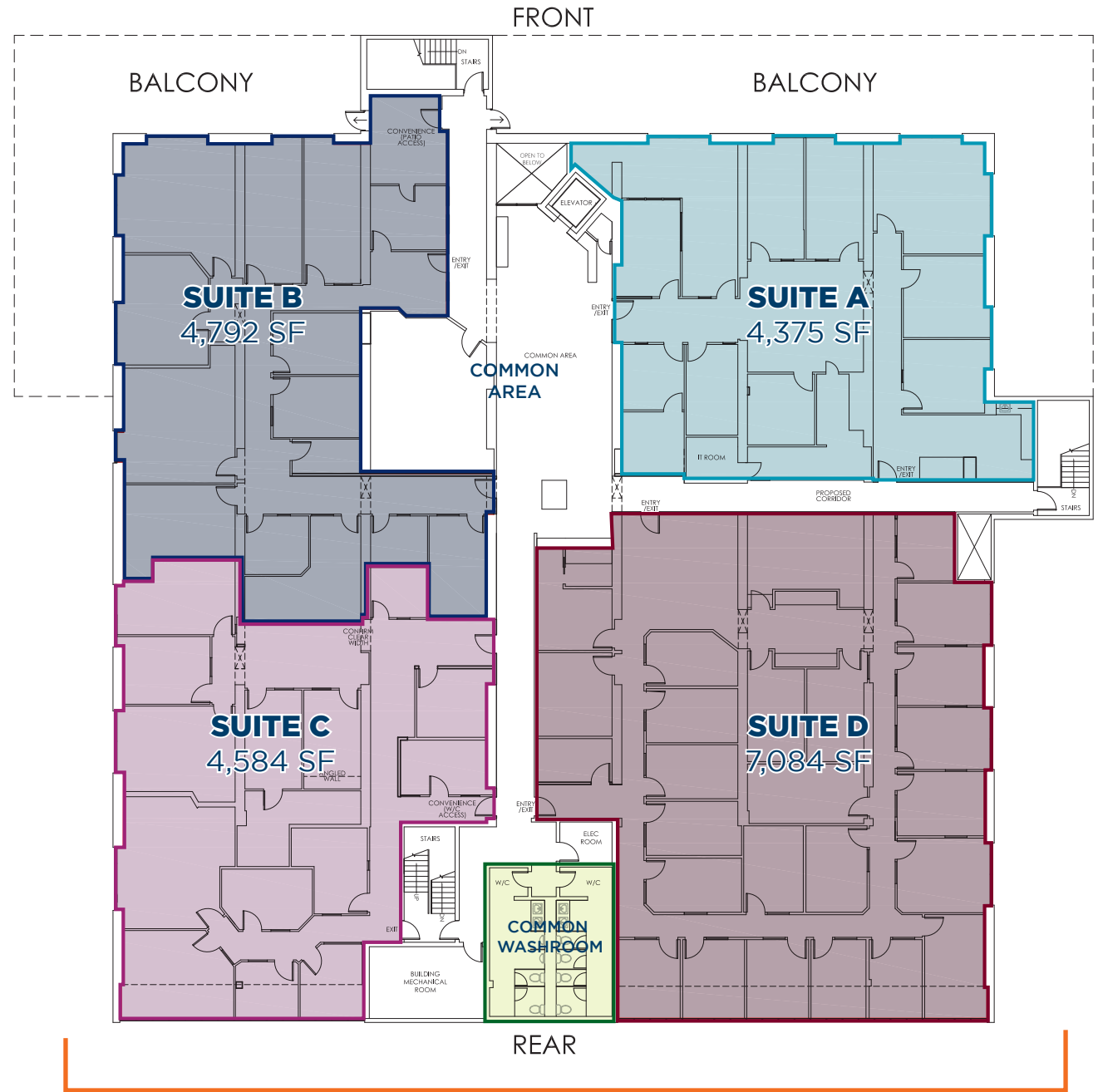
SUITE C
4,584 SF



SUITE D
7,084 SF



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



TOTAL SECOND FLOOR
20,835 SF

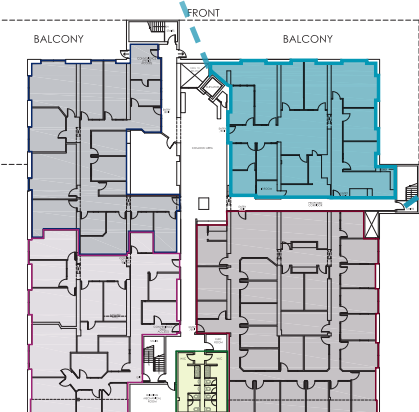
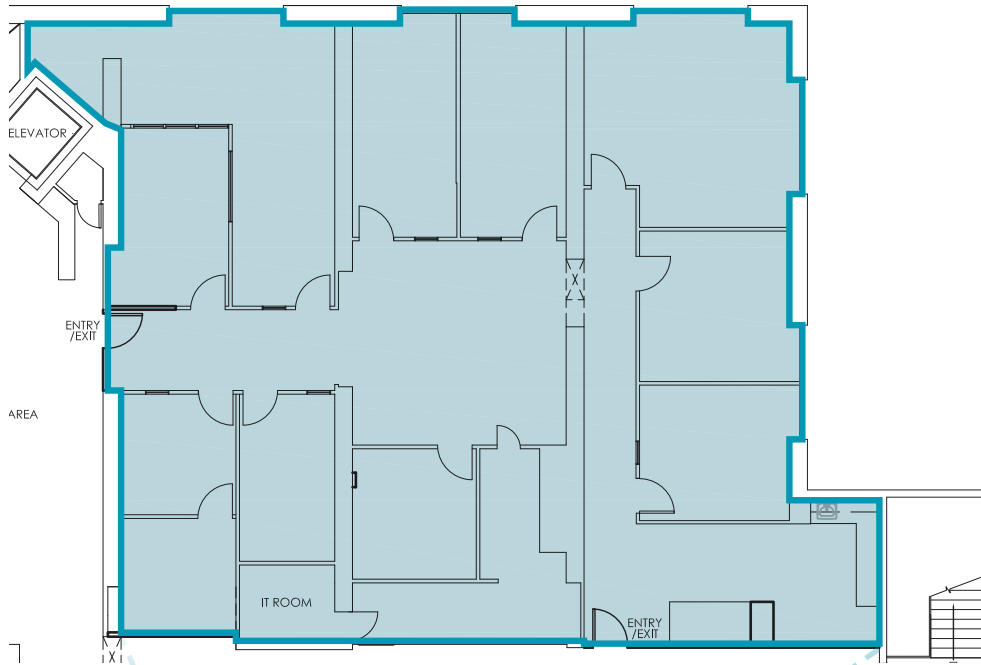
Note: Floor plan not exactly as shown; for illustration purposes only

OVERALL PROPERTY PHOTOS

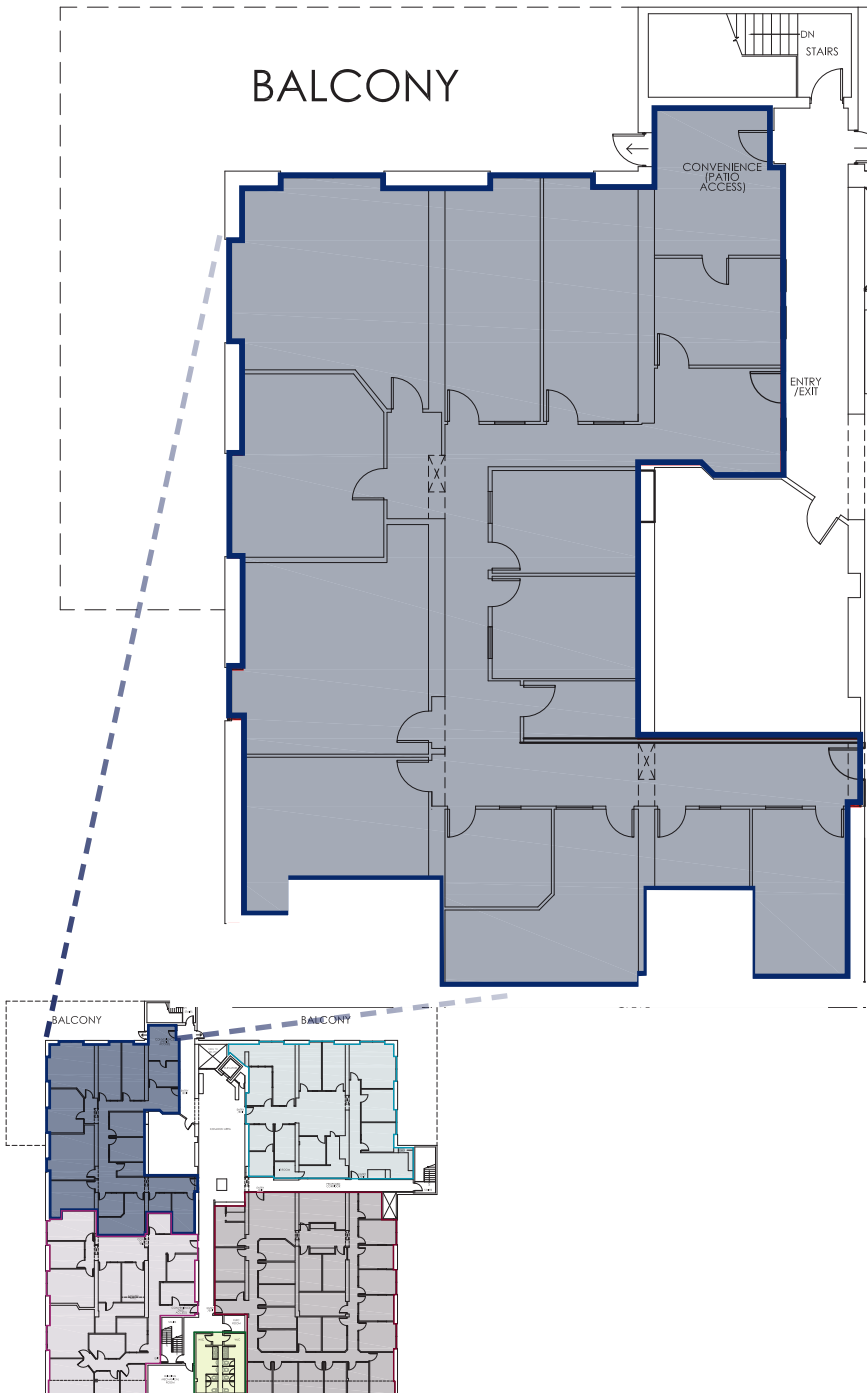


SUITE A | 4,375 SF

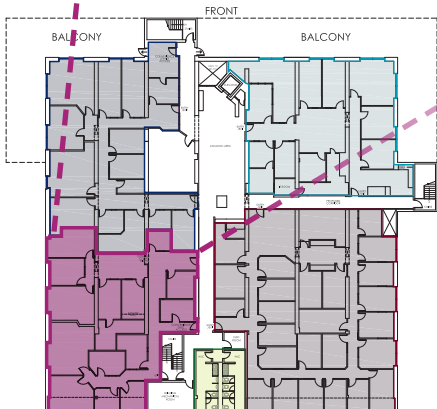
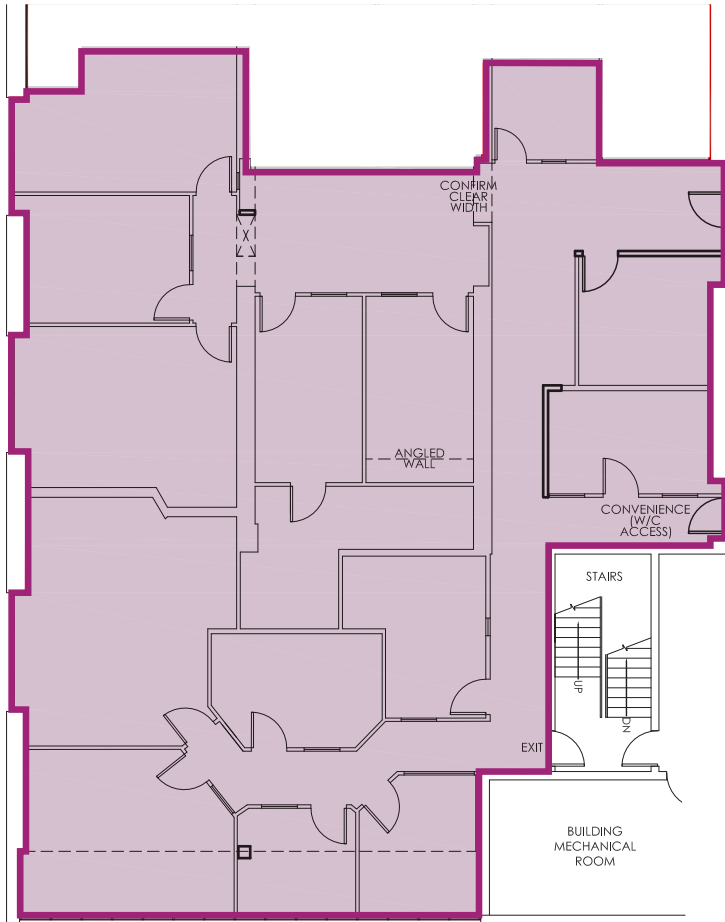
BALCONY



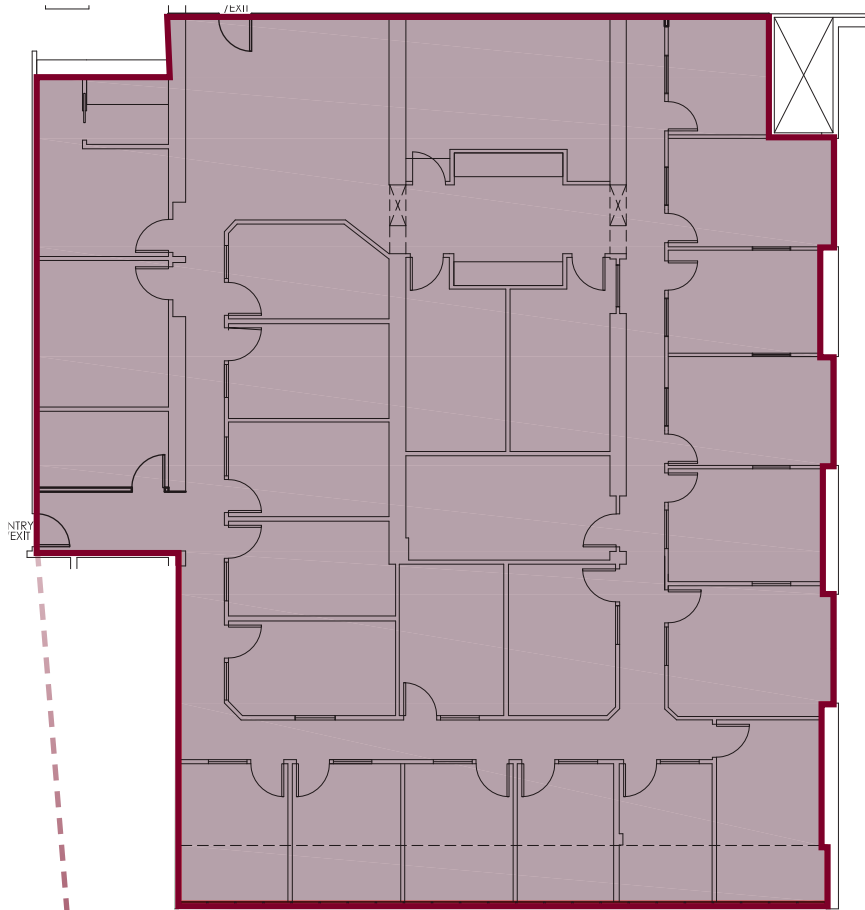
SUITE B | 4,792 SF



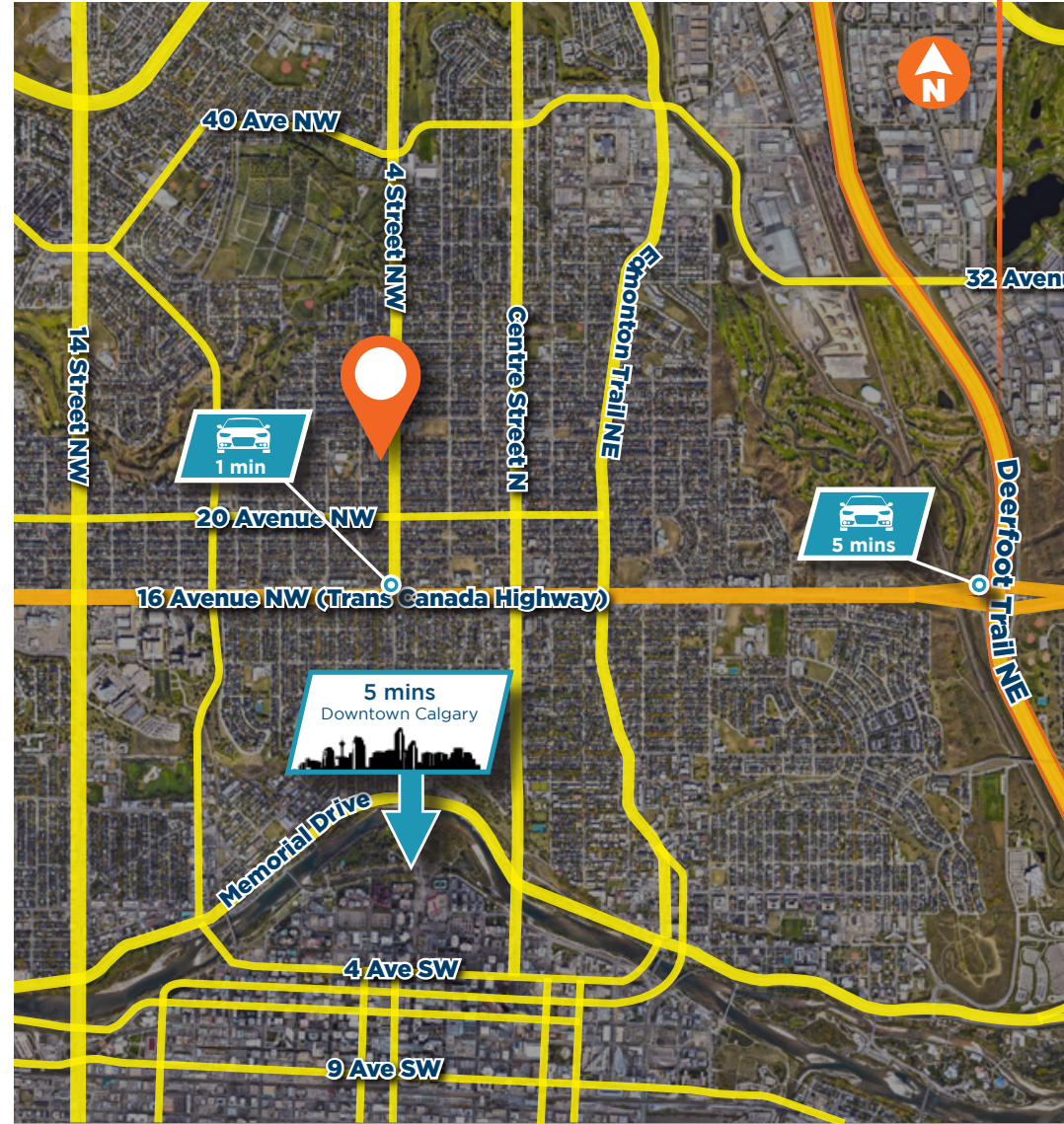
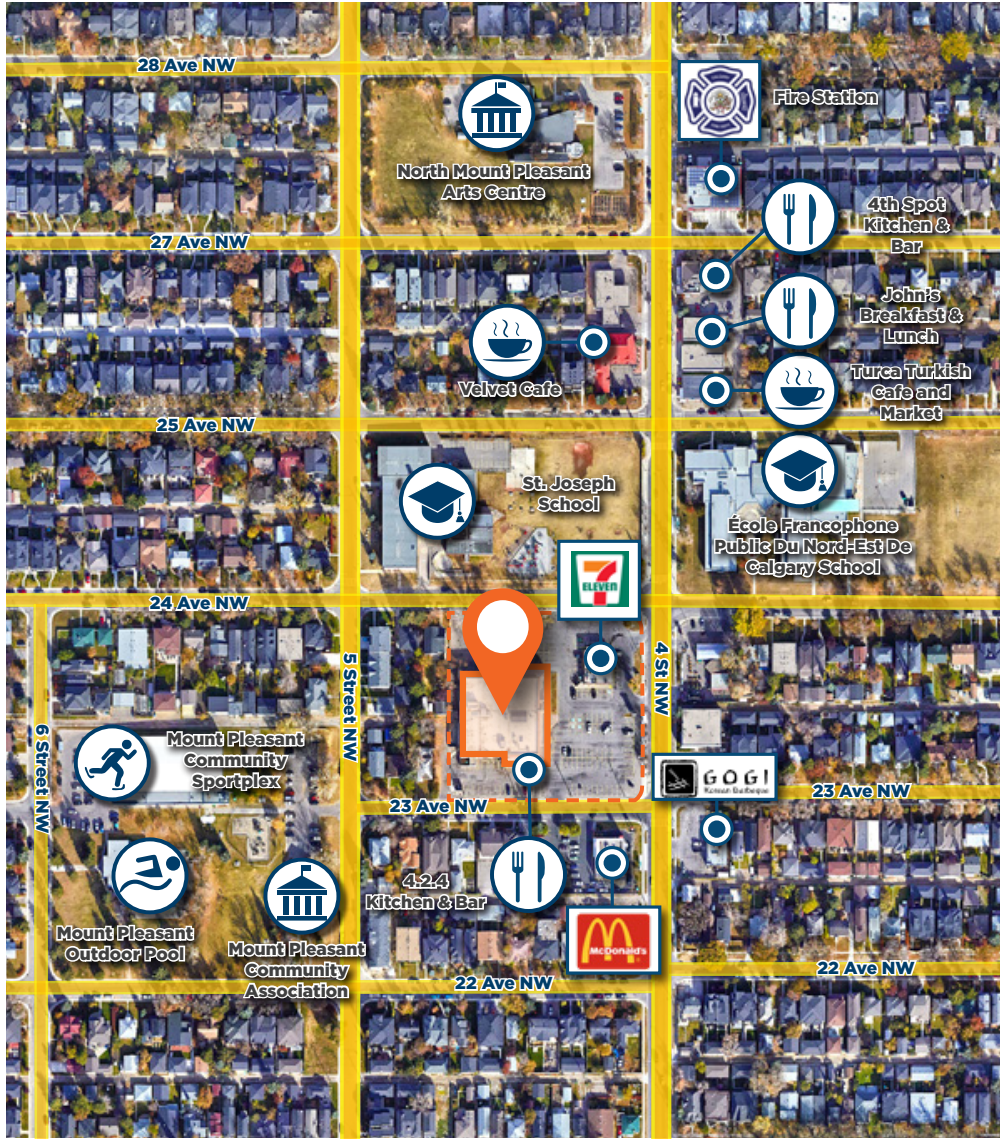
SUITE C | 4,584 SF



SUITE D | 7,084 SF



LOCATION



CDNGLOBAL

LEAD BROKER



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