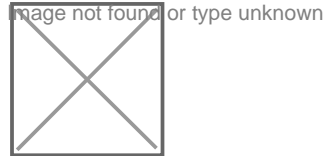


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

SUITE C, 2411 4 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
21165


MLS ID:
A2055460

\$12



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Suite C, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

Transaction Type For Lease	Days On Market 450	Lease Amount 12.00
Lease Frequency Annually	Subdivision Mount Pleasant	Building Type Low Rise (2-4 stories),Office Building
Year Built 1966	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 4584.00	Building Area (Sq. M.) 425.86
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

4,584 SF second floor office in centrally located northwest neighbourhood; located at Mount Pleasant. Multiple configurations available from 4,375 SF to 20,835 SF. Ample of free surface parking on site. Balcony access available for the front suites. Prominent signage exposure to 4th Street SE. Elevator and stair access to second floor. Commercial restaurant & bar on main floor. Also, child education facility on main floor. Walking distance to cafés/restaurants, sport complexes, and parks. Public transportation available on 4th Street NW, including bus routs #2 and #404. Close proximity to 16 Avenue NE and Centre Street. 5 minutes to Downtown Calgary, and 5 minutes to Deerfoot Trail SE via 16 Avenue NE. Can't find the right space out there? Call to inquire about finding the right space to lease or purchase.

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