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## SUITE D, 2411 4 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
21166


**MLS ID:**  
A2055475

**\$12**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
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 Suite D, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 450	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Mount Pleasant	<b>Building Type</b> Low Rise (2-4 stories),Office Building
<b>Year Built</b> 1966	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 7084.00	<b>Building Area (Sq. M.)</b> 658.12
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

7,084 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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