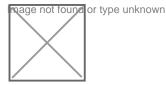


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

601, 888 4 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31948

MLS ID: A2253795

\$5,000



△ BRYAN HERMAN

- **2** (403) 971-9408
- Real Broker
- **855-623-6900**
- 601, 888 4 Avenue SW, Calgary , Alberta T2P 0V2

Transaction Type

For Lease

Title

Fee Simple

Lease Amount

Lease Frequency

Monthly

Zoning

5000.00

DC

Subdivision

Downtown West End

Year Built

2010

Structure Type

High Rise (5 stories)

Property Sub Type

Office

Legal Plan 1011382

0----

Building Area (Sq. M.)

114.36

Construction Type

Concrete

Access to Property

Cooling

Central Air

Restrictions

Accessible to Major Traffic Route, Direct Access, Private, Public Transportation

Nearby

Reports

Condo/Strata Approval

Aerial Photos, Financial

Statements, Information Package, Title

Days On Market

94

Lease Term

Negotiable

Building Type

Condo Complex, High Rise, Mixed

Use,Office Building

Property Type

Commercial

Building Area (Sq. Ft.)

1231.00

Foundation

Poured Concrete

Inclusions

All work stations and their chairs, 2 refrigerators, 2 dishwashers, 2

microwaves

Stunning TURN KEY Downtown Office Condo with River Views for only \$5000 a month total + electricity!! Discover a rare opportunity to lease a FULLY FURNISHED, move-in ready office condo in the prestigious Solaire building in Calgary's downtown West End. Featuring 4 private offices, a modern kitchen, reception area and 1 titled underground parking stall. Wow! This spacious suite is designed to impress clients and provide comfort for your team. Step inside to a high-end professional buildout highlighted by elegant tile flooring, sleek modern décor, soaring 10-foot ceilings, and floor-to-ceiling windows that flood the space with natural light while showcasing breathtaking river views. The kitchen is finished with espresso cabinetry, granite countertops, and stainless steel appliances, making them perfect for staff breaks or hosting meetings. This office is being sold fully furnished, complete with all workstations and chairs included—an ideal turn-key solution for businesses looking to transition seamlessly into a professional downtown space. The Solaire building offers unmatched amenities rarely found in office settings, including a concierge, on-site security, fitness facility, car wash bay, and bike storage. Its unbeatable location is just steps from the 8th Street C-Train station, the river pathways, and some of Calgary's best dining and entertainment. Whether you're a growing company or an investor seeking a versatile downtown property, this office condo checks all the boxes. Get ahead of the resurging downtown office market and take advantage of this amazing opportunity today!

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