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## 200, 2139 4 AVENUE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta


**Listing ID:**  
34021


**MLS ID:**  
A2285509

**\$16**



 **AMY CLARK**

 Royal LePage Solutions

 200, 2139 4 Avenue NW, Calgary , Alberta T2N0N6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 56	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Subdivision</b> Hillhurst
<b>Building Type</b> Office Building	<b>Year Built</b> 1982	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 2428.00
<b>Building Area (Sq. M.)</b> 225.57	<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Front and Rear Drive access
<b>Inclusions</b> none	<b>Restrictions</b> Call Lister	<b>Reports</b> Floor Plans

Professional and move-in ready upper floor office space available in a well-maintained building in Calgary's desirable NW. This bright and functional unit features 3 private offices, two bathrooms, a kitchenette, and a large open collaborative workspace, offering exceptional flexibility for a wide range of professional uses including consulting, wellness, medical, creative, or administrative teams. The spacious open area is ideal for workstations, group collaboration, or client reception, while the private offices provide quiet and productive workspace. Large windows bring in natural light, creating a comfortable and professional atmosphere for both staff and clients. This turnkey space offers an ideal opportunity for businesses looking to establish or expand in a central and accessible location. Available for immediate occupancy.

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