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## LOWER, 2139 4 AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
34024

**MLS ID:**  
A2286604

**\$16**



 **AMY CLARK**

 Royal LePage Solutions

 Lower, 2139 4 Avenue NW, Calgary , Alberta T2N 0N6

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	3	16.00
<b>Lease Frequency</b>	<b>Lease Term</b>	<b>Subdivision</b>
Monthly	Negotiable	Hillhurst
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Low Rise (2-4 stories)	1982	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>
Commercial	Office	2675.00
<b>Building Area (Sq. M.)</b>	<b>Cooling</b>	<b>Heating</b>
248.51	Central Air	Forced Air
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
Fridge, Dishwasher	Non-Smoking Building	Call Lister

Move-in ready and professionally built-out office space available in Calgary's sought-after NW. This bright and functional lower-level unit offers 7 private offices, a dedicated boardroom, and a fully equipped kitchenette, providing an ideal turnkey solution for professional services, consulting firms, medical or wellness practitioners, or growing businesses seeking a polished and efficient workspace. The thoughtful layout maximizes productivity while offering privacy and flexibility for teams of varying sizes. Modern finishes, excellent lighting, and a professional atmosphere create a welcoming environment for both clients and staff. Conveniently located with easy access to major roadways and nearby amenities, this space offers exceptional value for businesses ready to establish or expand their presence in a central and accessible location. Available for immediate occupancy.

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