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SUITE 202-203, 2411 4 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
35420


MLS ID:
A2314697

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Suite 202-203, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

Transaction Type For Lease	Days On Market 11	Lease Amount 13.00
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.) 6131.00	Building Area (Sq. M.) 569.58
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

Suite 202-203 (6,131 SF) – Second-floor office located in the centrally situated northwest neighbourhood of Mount Pleasant. Features 26 private offices of various sizes with abundant natural light. Ample free surface parking available on site. Prominent signage exposure to 4th Street NW. Elevator and stair access to the second floor. A commercial restaurant and bar, as well as a child education facility, are located on the main floor. Walking distance to cafés, restaurants, sports complexes, and parks. Public transportation is available on 4th Street NW, including bus routes #2 and #404. Close proximity to 16 Avenue NE and Centre Street. Just 5 minutes to Downtown Calgary and 5 minutes to Deerfoot Trail SE via 16 Avenue NE. Lease Rate is asking starting at \$13.00 PSF to \$15.00 PSF with \$15.66 PSF in Op. Costs. - Gross Rate of \$28.66 PSF. Thus an estimated monthly rent starting at \$14,600/month. Pictures displayed are from Show Suite 201 and are provided to illustrate potential improvements.

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