SECOND FLOOR OFFICE SPACE AT NORTHWEST CALGARY

// 4,375 to 20,835 SF with Ample Parking

FOR LEASE

HILLPARK PARK BUILDING

2411 4 Street NW, Calgary, AB

Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate
587.968.1547 | jverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 **www.cdnglobal.com**

CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2411 4 Street NW

PROPERTY OVERVIEW

- **Show suite now available (Suite A - 4,375 SF)**
- Multiple configurations available for second floor office from 4,375 to 20,835 SF
- Ample free surface parking
- Common washrooms
- Elevator and stair access to the second floor
- Prominent signage exposure to 4th Street NW
- Commercial restaurant & bar on main floor
- Walking distance to cafe/restaurants, sport complexes, and parks
- Bus transportation on 4th Street NW, including bus routes #2 and #404
- Close proximity to 16th Avenue NE and Centre Street
- 5 Minutes to Downtown Calgary and 5 minutes to Deerfoot Trail NE via 16th Avenue NE

PROPERTY HIGHLIGHTS

District:		Mount Pleasant, Northwest Calgary
Zoning:		C-COR 2 (Commercial Corridor 2)
Available Units	SHOW SUITE - Suite A:	4,375 SF
	Suite B:	4,792 SF
	Suite C:	4,584 SF
	Suite D:	7,084 SF
	Total Second Floor:	20,835 SF
Parking:		Ample free common parking
Lease Rate:		Market
Operating Costs (Est. 2024): *Utilities included		$15.66 PSF
Availability:		Immediate

FLOOR **PLAN**

SHOW SUITE

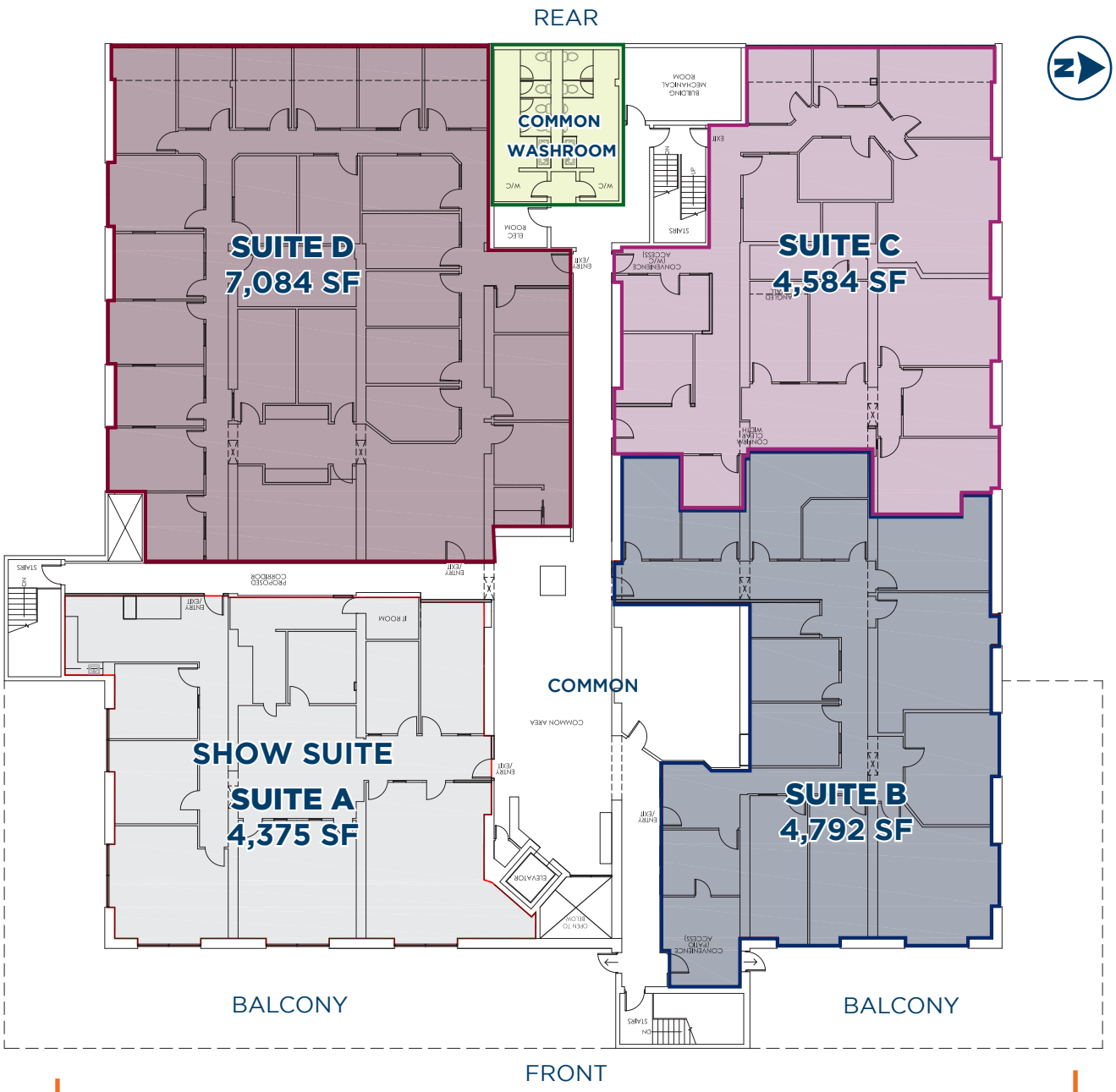
SUITE A
4,375 SF

SUITE B
4,792 SF

SUITE C
4,584 SF

SUITE D
7,084 SF

TOTAL
2ND FLOOR
20,835 SF

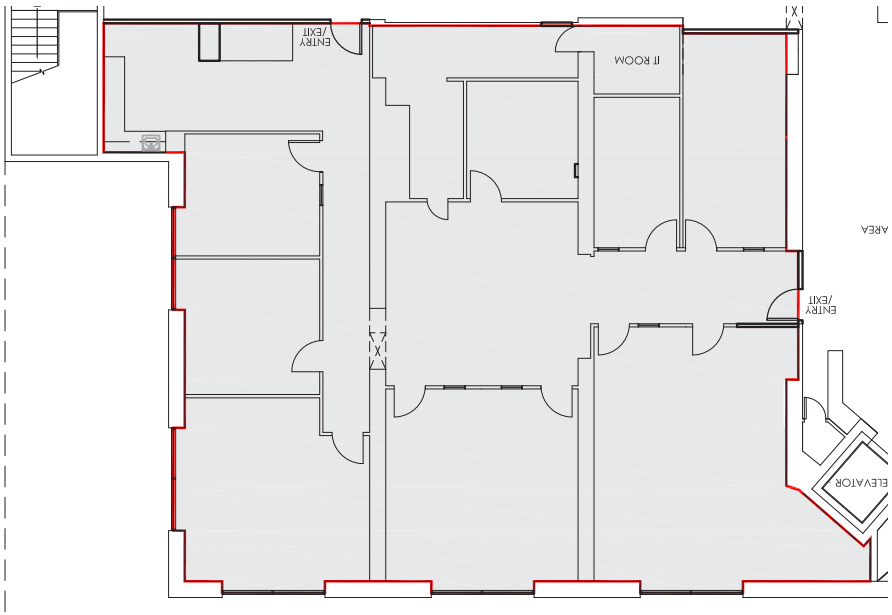


TOTAL SECOND FLOOR
20,835 SF

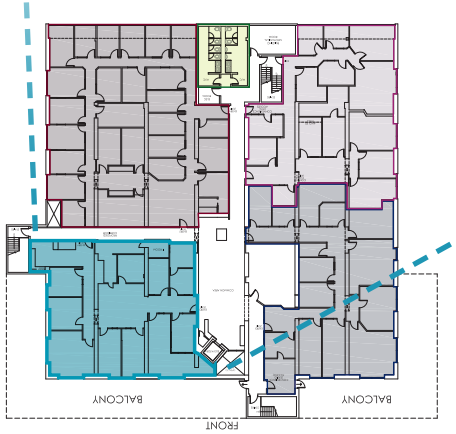
- Note: Floor plan not exactly as shown; for illustration purposes only

SHOW SUITE

SUITE **A** | **4,375 SF**

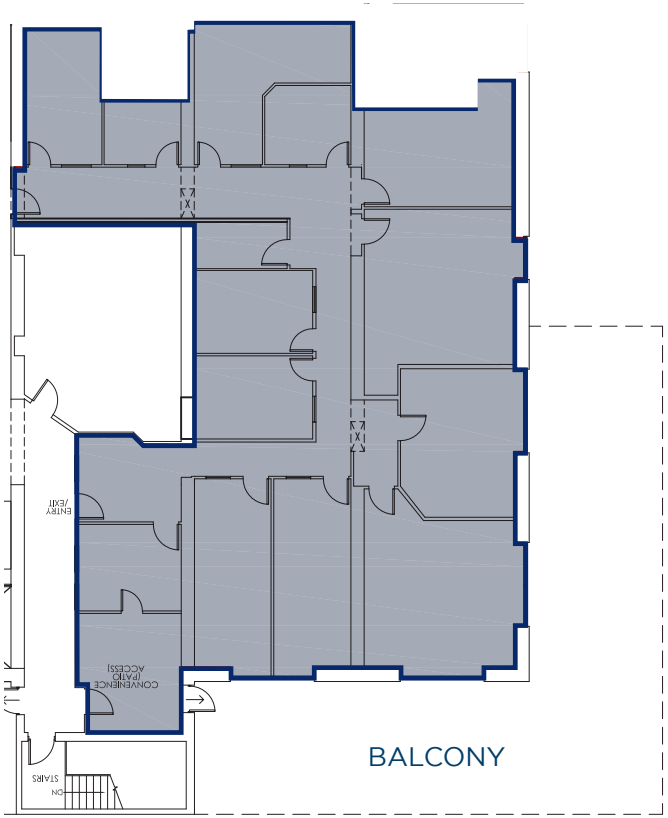


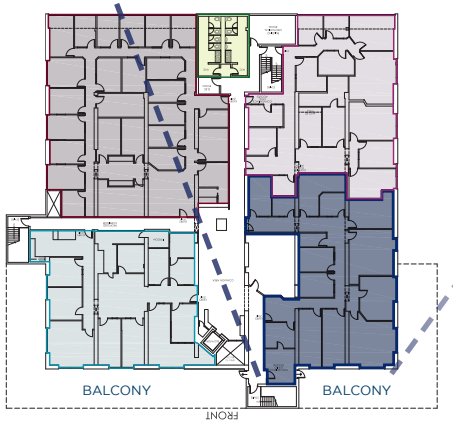
BALCONY



FOR LEASE | 2411 4 Street NW, Calgary, AB

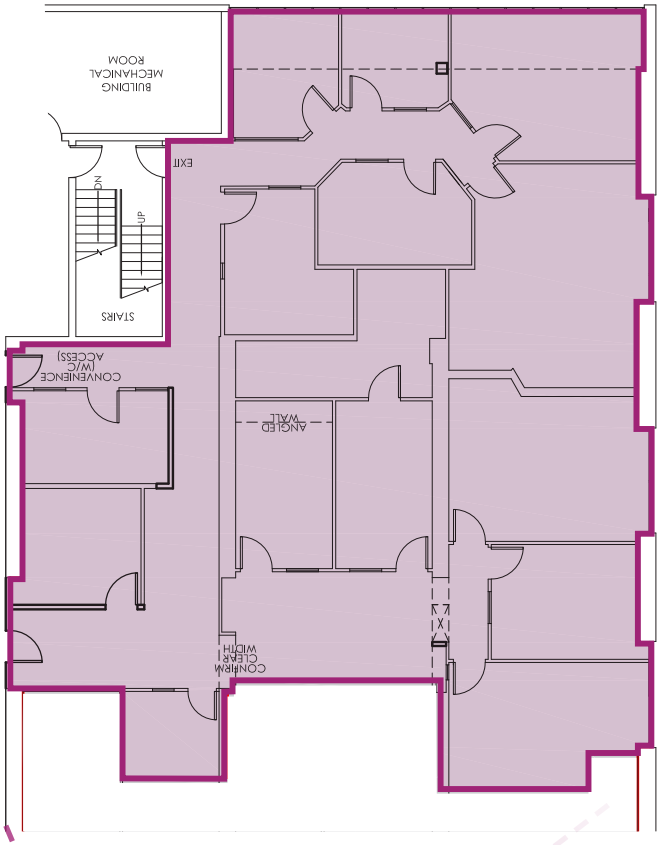
SUITE **B** | **4,792 SF**

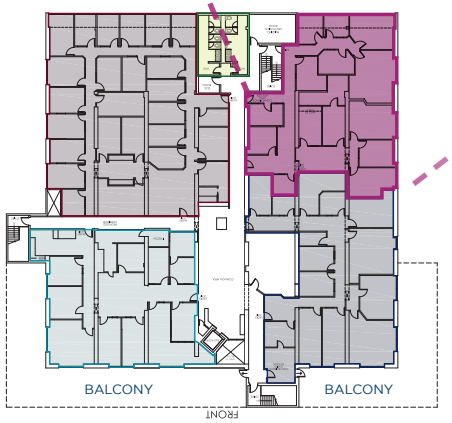




FOR LEASE | 2411 4 Street NW, Calgary, AB

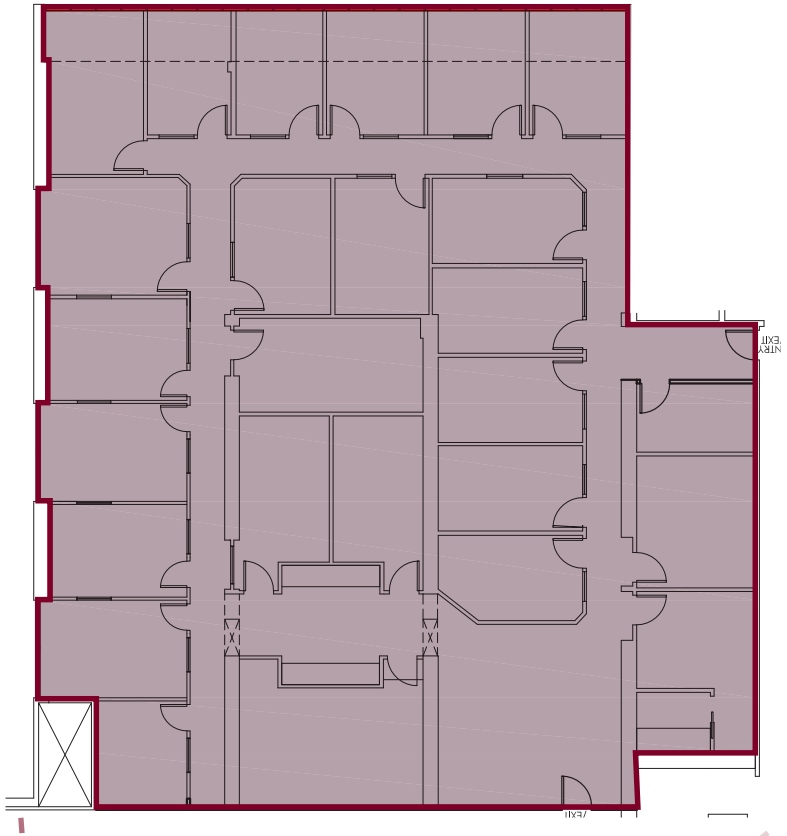
SUITE C | 4,584 SF

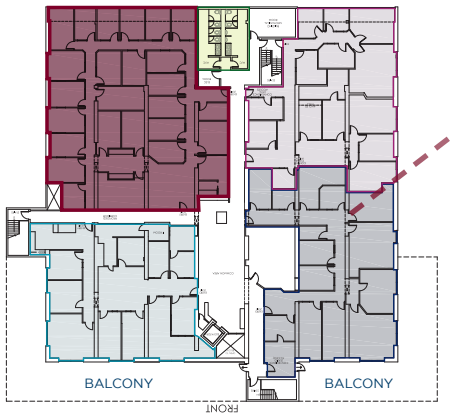




FOR LEASE | 2411 4 Street NW, Calgary, AB

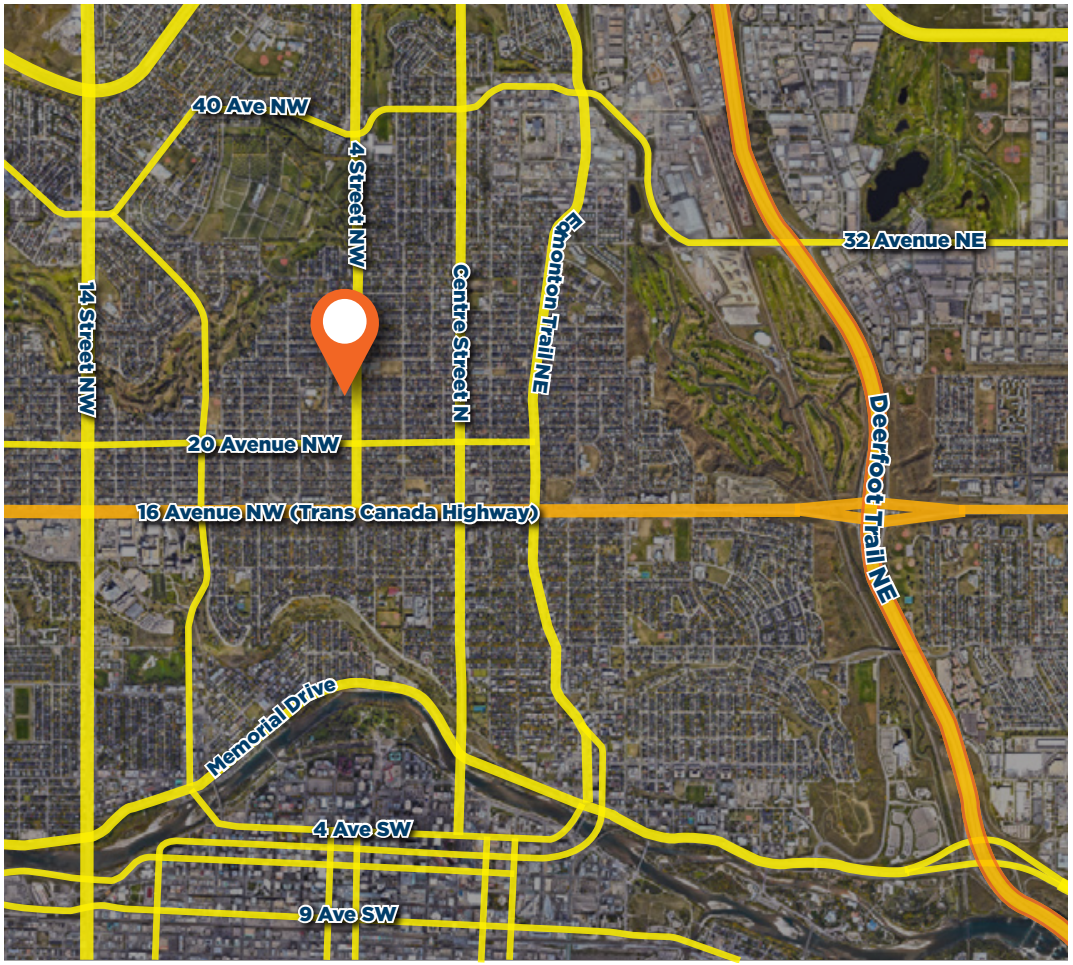
SUITE **D** | **7,084 SF**

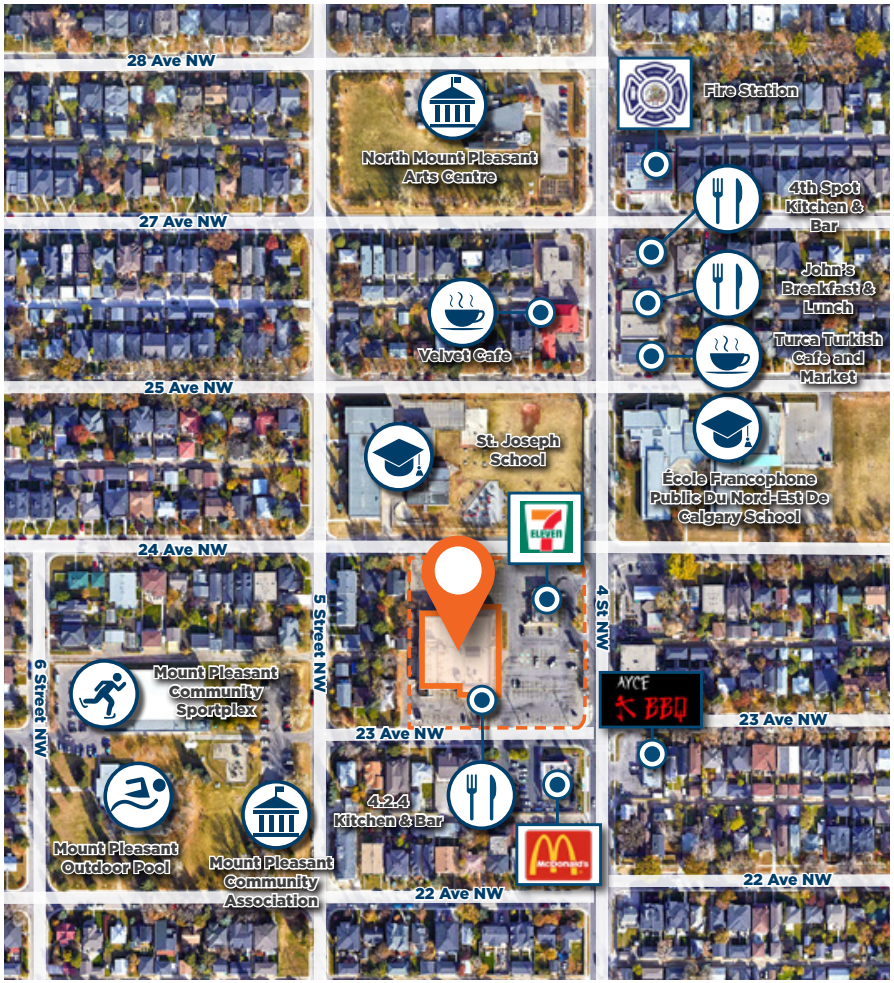




FOR LEASE | 2411 4 Street NW, Calgary, AB

LOCATION





Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate
587.968.1547 | jverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.