

# 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

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# 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

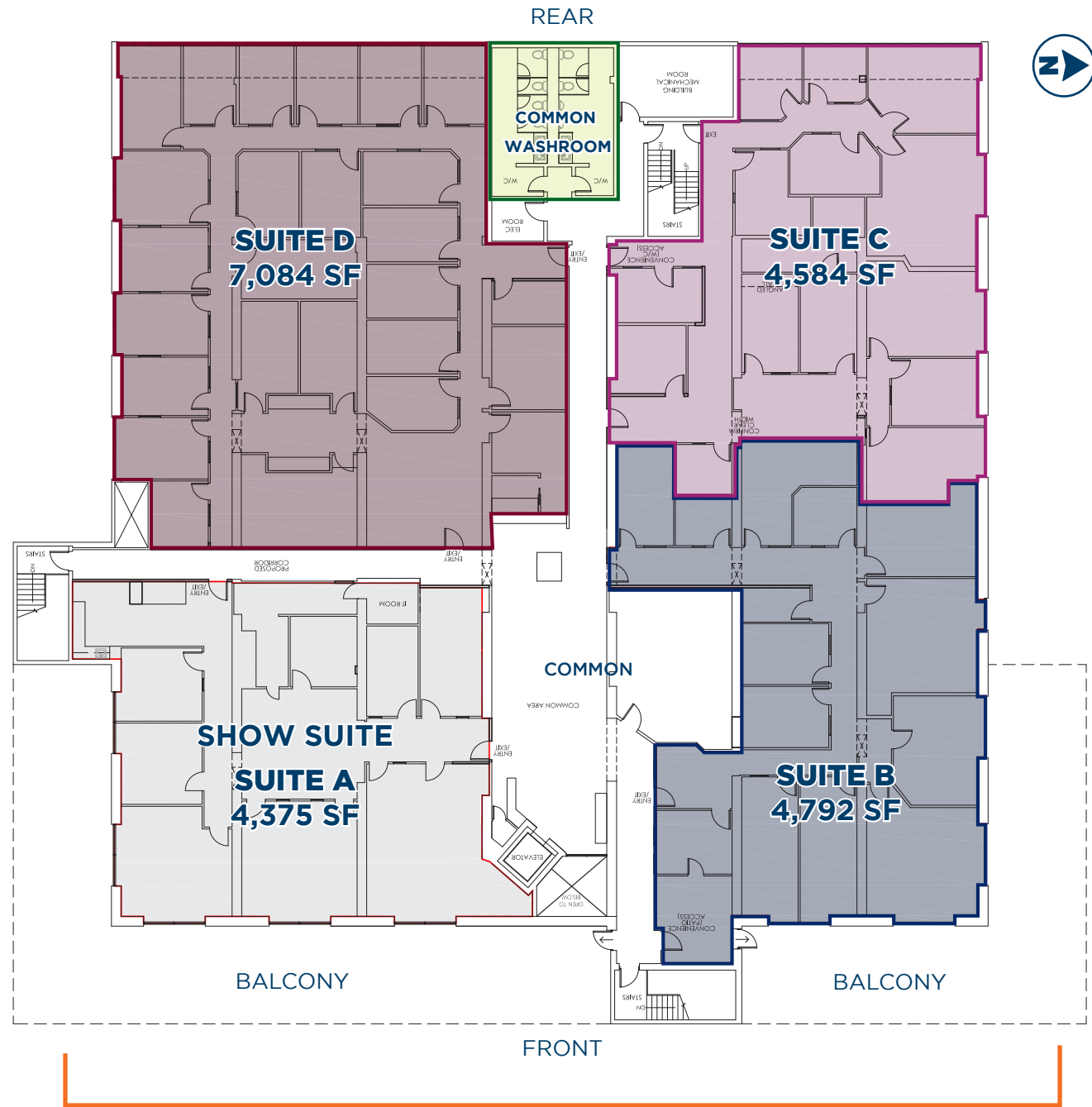
## PROPERTY HIGHLIGHTS

|                                     |                                   |           |  |
|-------------------------------------|-----------------------------------|-----------|--|
| <b>District:</b>                    | Mount Pleasant, Northwest Calgary |           |  |
| <b>Zoning:</b>                      | C-COR 2 (Commercial Corridor 2)   |           |  |
| <b>Available Units</b>              | 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 |  |
| <b>Parking:</b>                     | Ample free common parking         |           |  |
| <b>Lease Rate:</b>                  | Market                            |           |  |
| <b>Operating Costs (Est. 2024):</b> | \$15.66 PSF                       |           |  |
| *Utilities included                 |                                   |           |  |
| <b>Availability:</b>                | 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

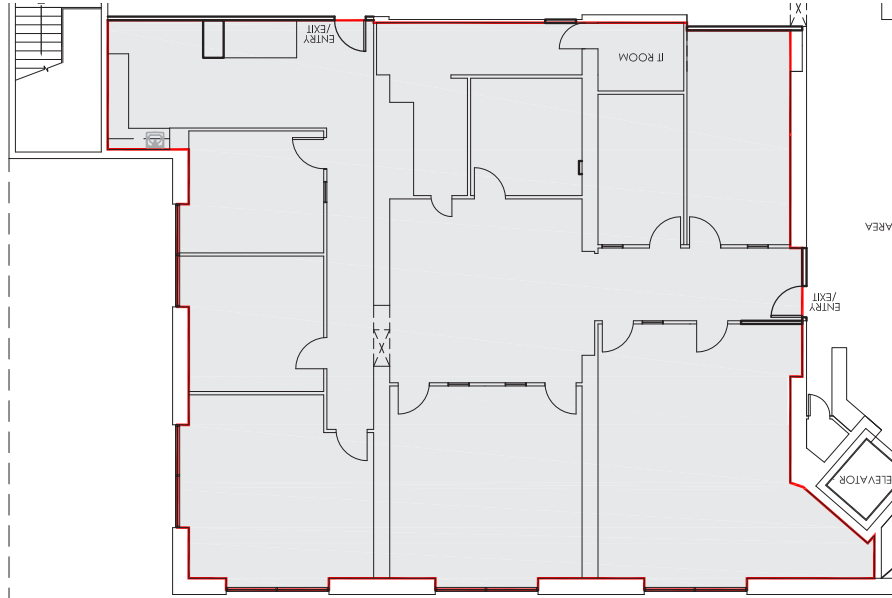


**TOTAL SECOND FLOOR**  
20,835 SF

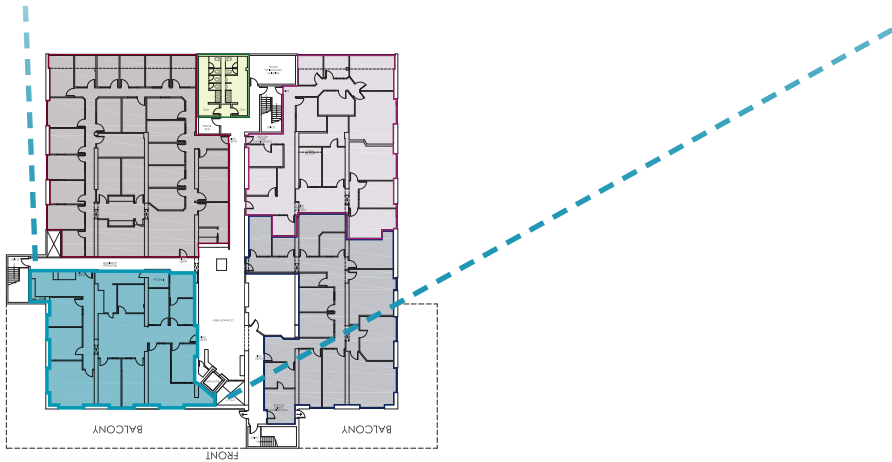
Note: Floor plan not exactly as shown; for illustration purposes only

# SHOW SUITE

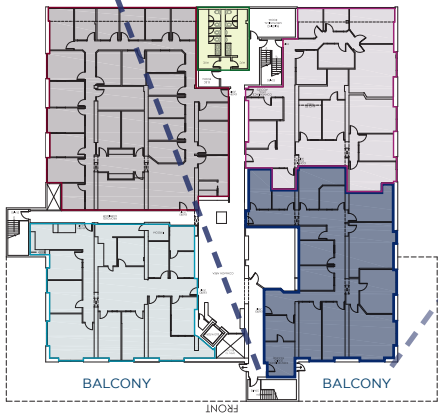
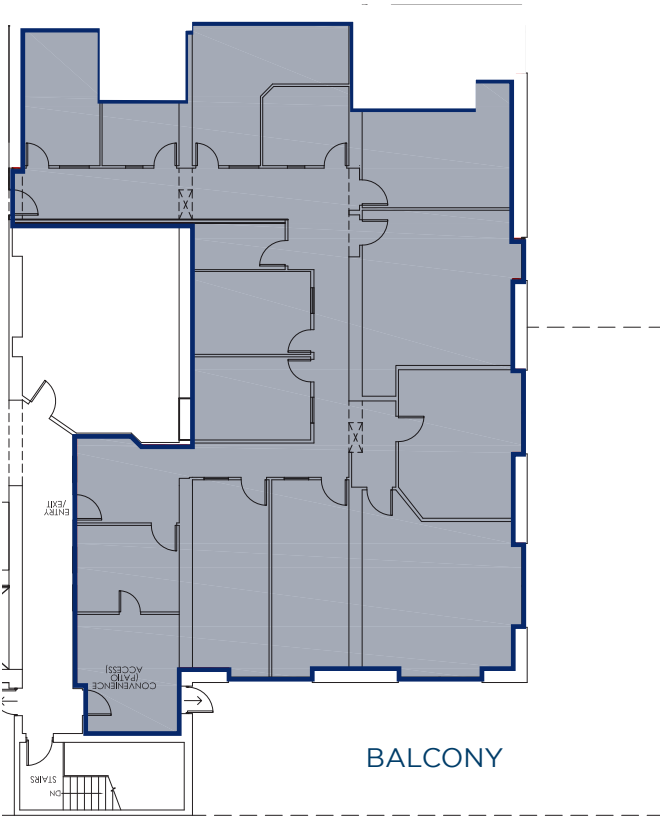
## SUITE A | 4,375 SF



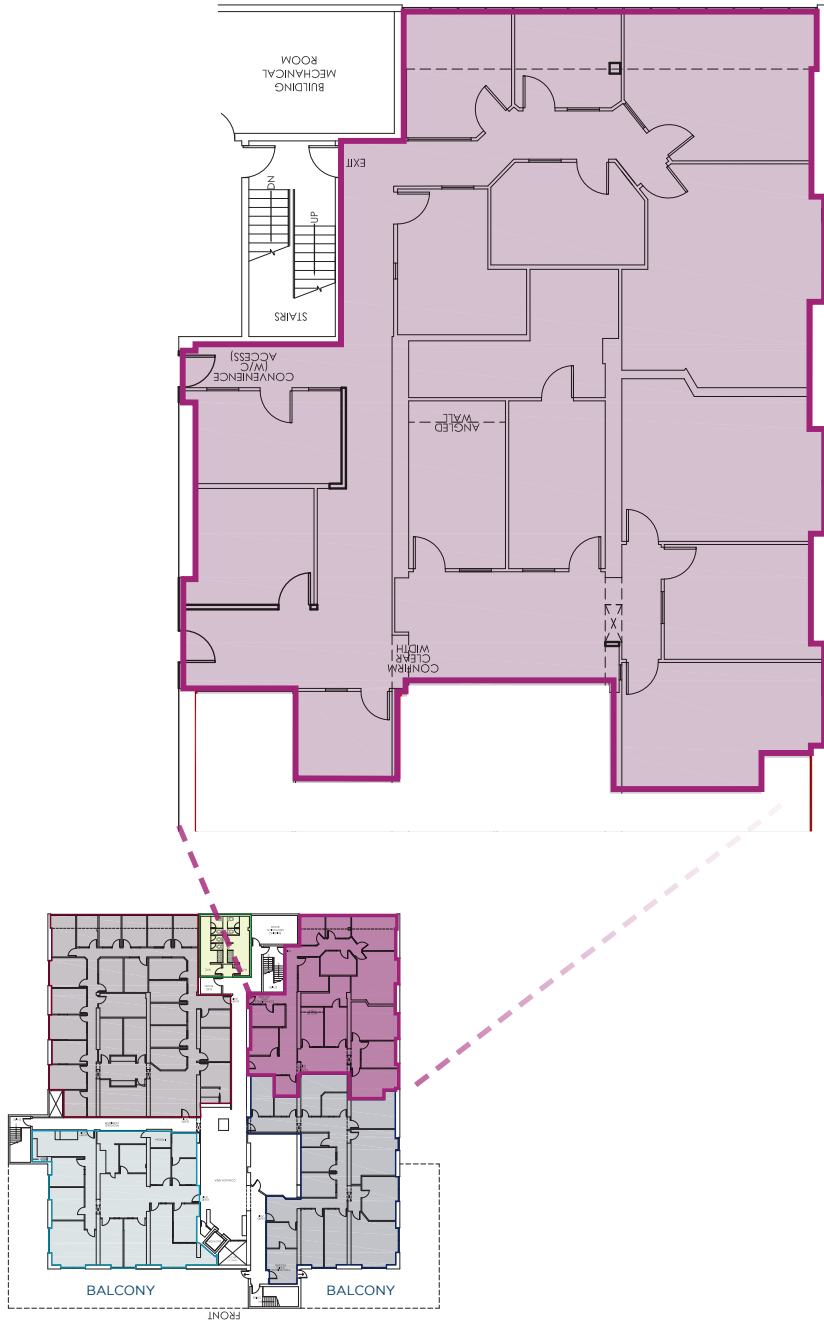
BALCONY



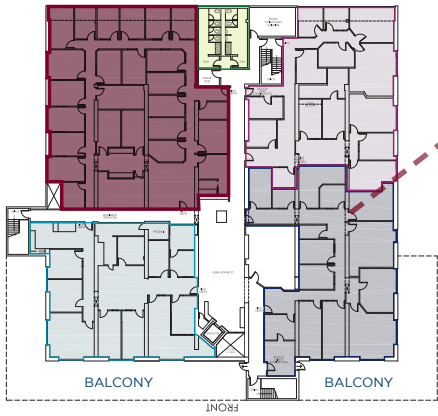
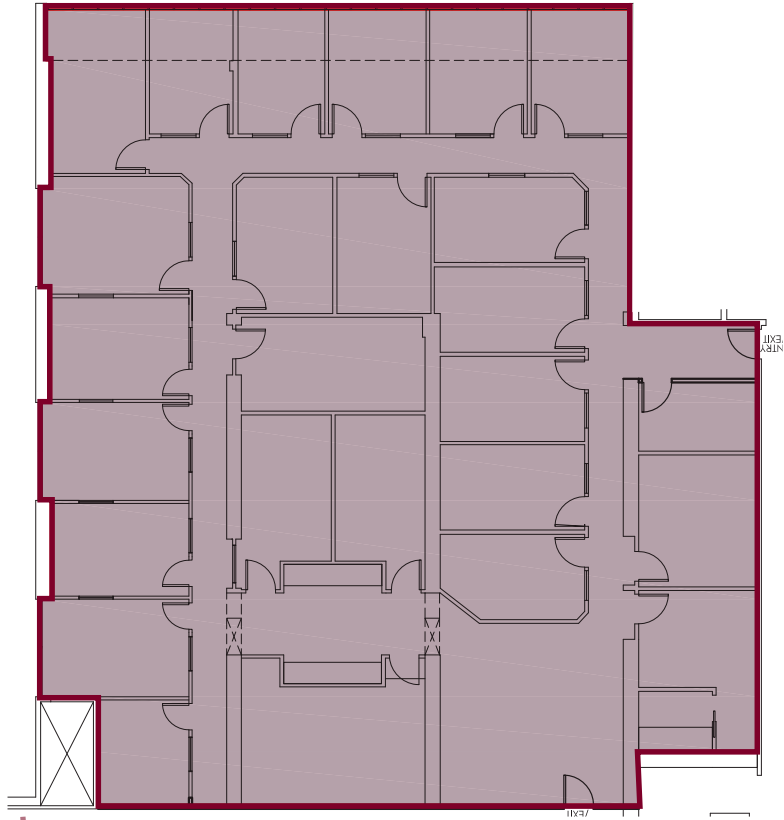
# SUITE B | 4,792 SF



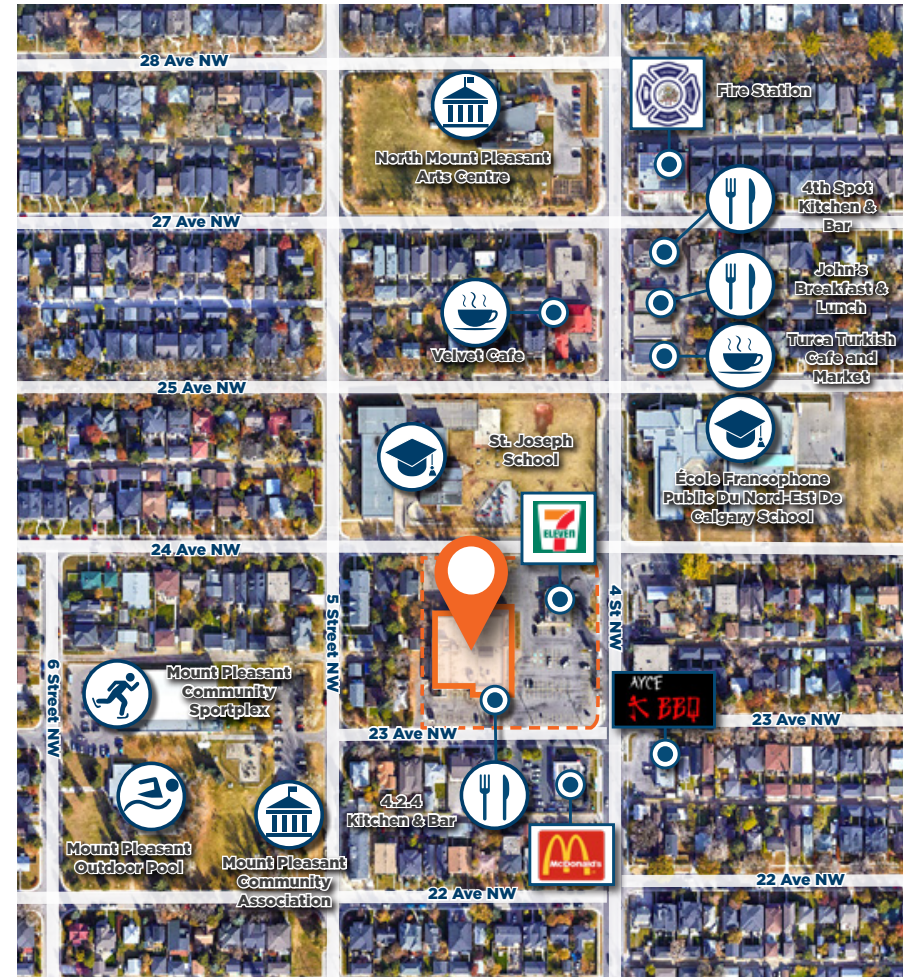
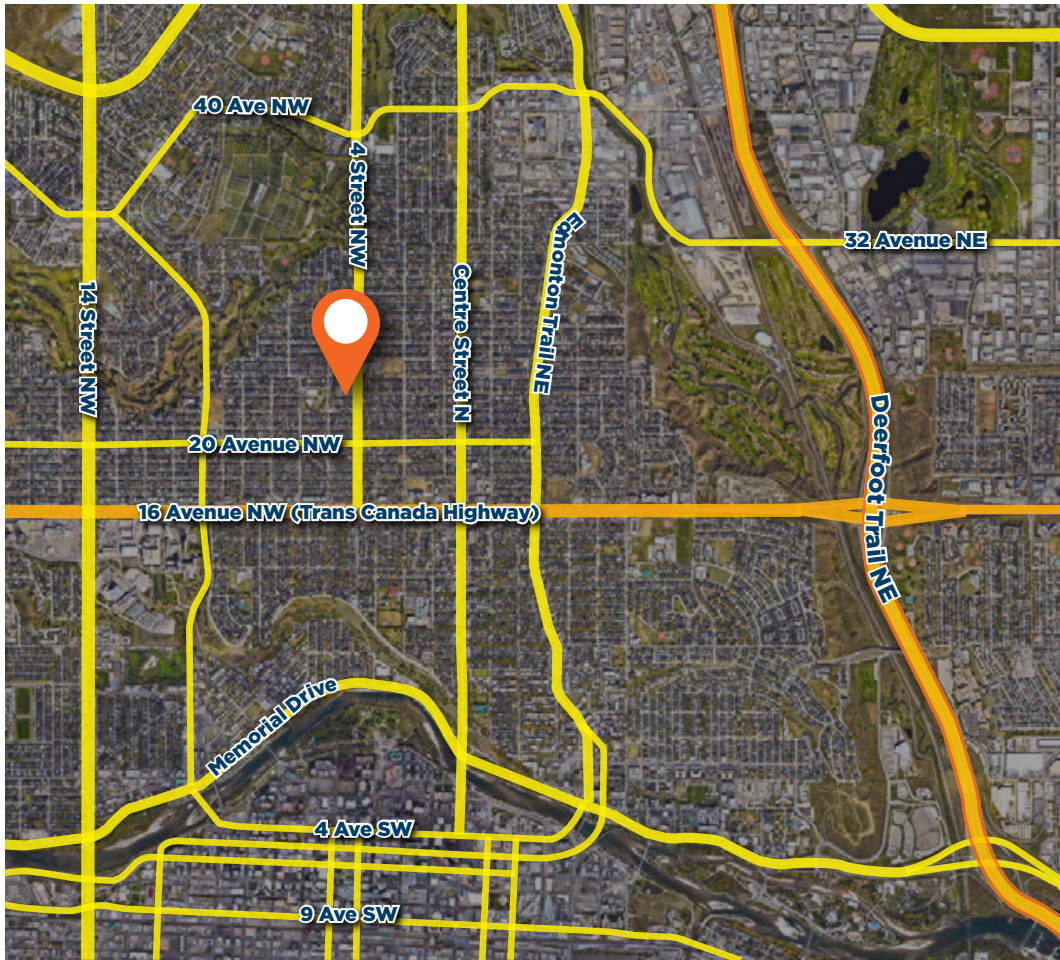
# SUITE C | 4,584 SF



# SUITE D | 7,084 SF



# LOCATION



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