

# OFFICE SPACE AT NORTHWEST CALGARY

// 3,876 to 13,921 SF on the Second Floor  
& 439 SF Available on the Main Floor

**FOR LEASE**  
**HILLPARK PARK BUILDING**  
2411 4 Street NW, Calgary, AB



**Lead Broker**

**Manny Verdugo, SIOR** Vice President | Associate

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 2411 4 Street NW



## PROPERTY OVERVIEW

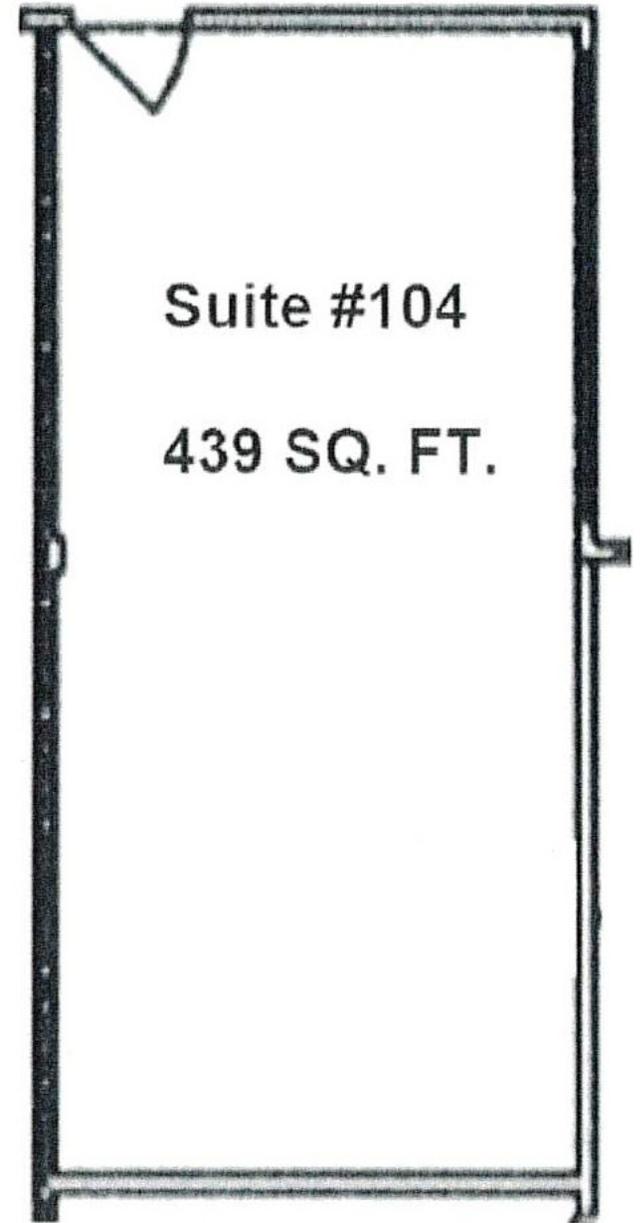
- **Show suite now available (Suite 201 - 3,879 SF) Conditionally Leased**
- Multiple configurations available for second floor office from 3,876 to 13,921 SF
- 439 SF open concept available on the main floor
- Ample free surface parking
- Common washrooms
- Elevator and stair access to the second floor
- 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

## PROPERTY HIGHLIGHTS

<b>District:</b>	Mount Pleasant, Northwest Calgary	
<b>Zoning:</b>	C-COR 2 (Commercial Corridor 2)	
<b>Available Units</b>	Suite 104:	± 439 SF
	Suite 201: (C/L)	± 3,876 SF
	Suite 202:	± 6,131 SF
	Suite 203:	± 3,914 SF
	Remaining 2nd Second Floor:	± 13,921 SF
<b>Parking:</b>	Ample free common parking	
<b>Lease Rate:</b>	Market	
<b>Operating Costs (Est. 2025):</b>	\$15.66 PSF	
*Utilities included		
<b>Availability:</b>	Immediate	



# SUITE 104 | 439 SF



## PROPERTY HIGHLIGHTS

<b>Size:</b>	439 SF
<b>Lease Rate:</b>	Market
<b>Operating Costs (Est. 2025):</b> *Utilities included	\$15.66 PSF
<b>Availability:</b>	Immediate

## COMMENTS

- Small 439 SF main floor office
- Open concept layout
- LED Lighting
- Common washrooms on main level

# FLOOR PLAN



SHOW SUITE

**SUITE 201**

± 3,876 SF

(CONDITIONALLY LEASED)



**SUITE 202**

± 6,131 SF



**SUITE 203**

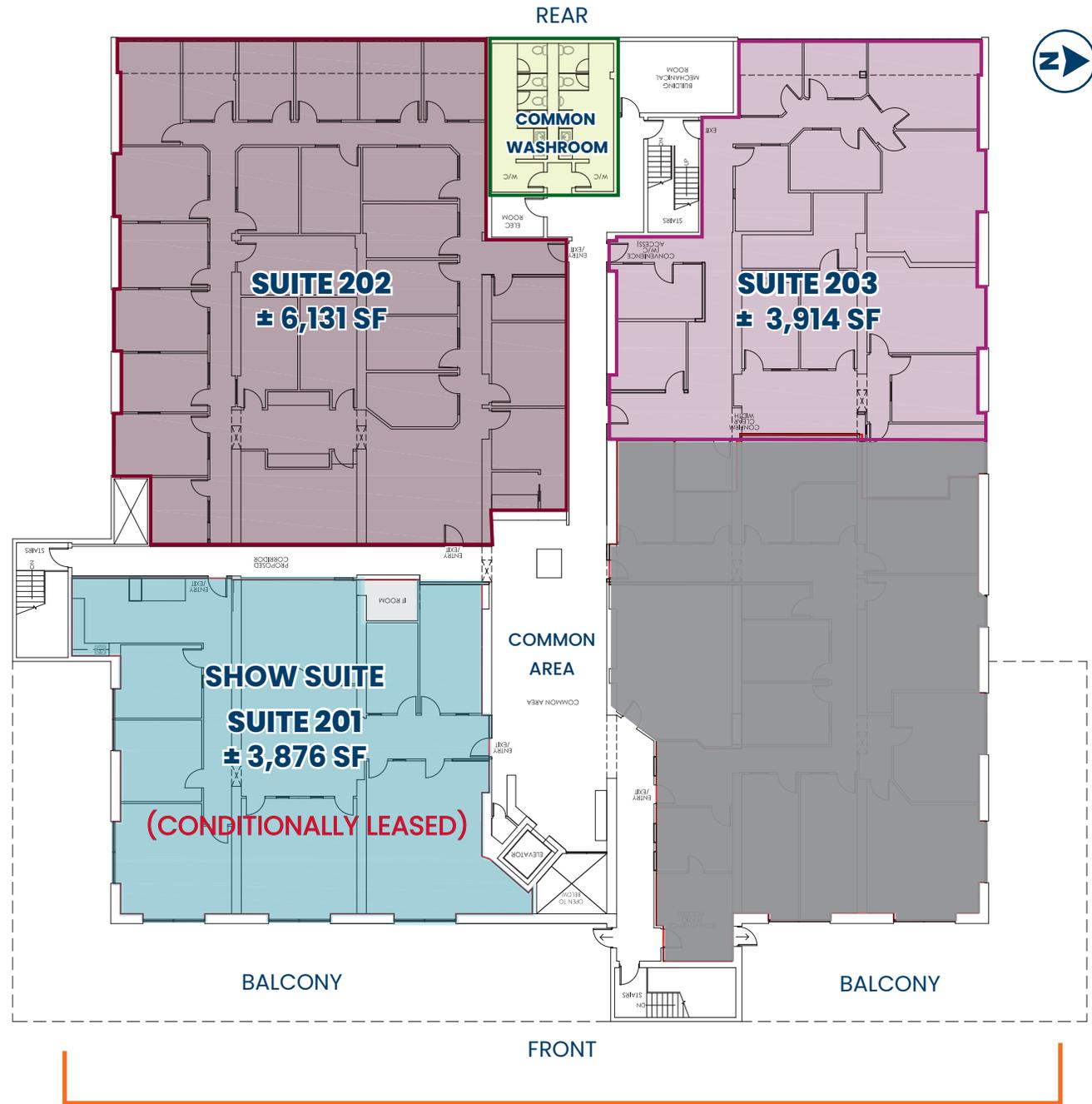
± 3,914 SF



**REMAINING**

**2ND FLOOR**

± 13,921 SF



**REMAINING 2ND FLOOR**

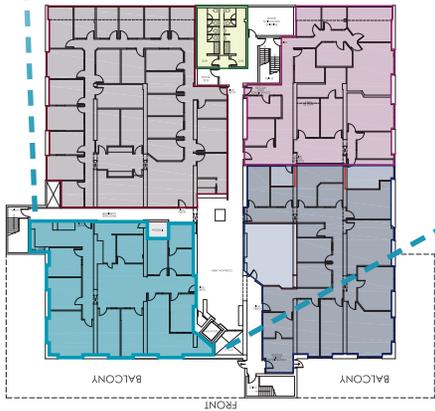
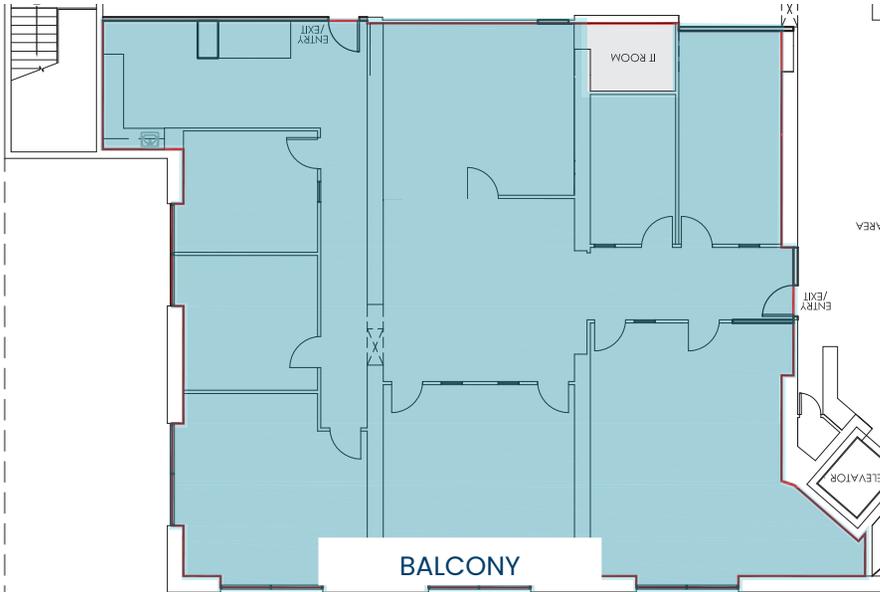
± 13,921 SF

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

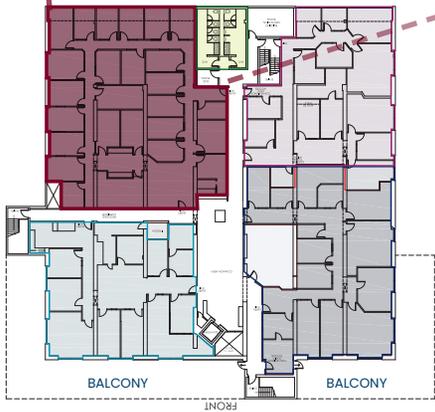
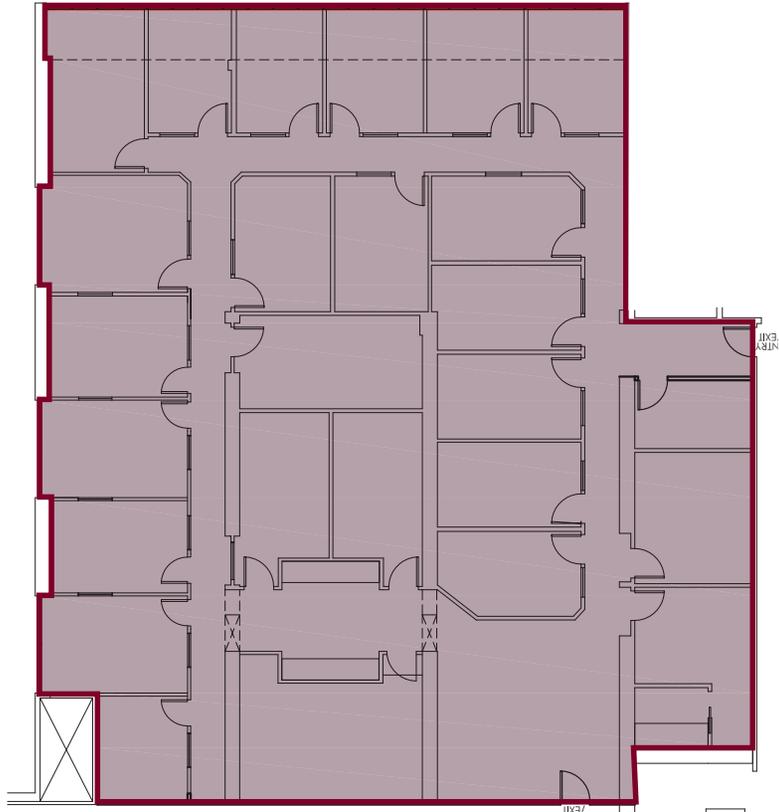
# SHOW SUITE

## SUITE 201 | ±3,876 SF

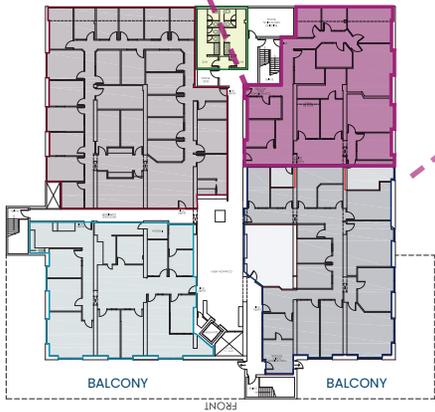
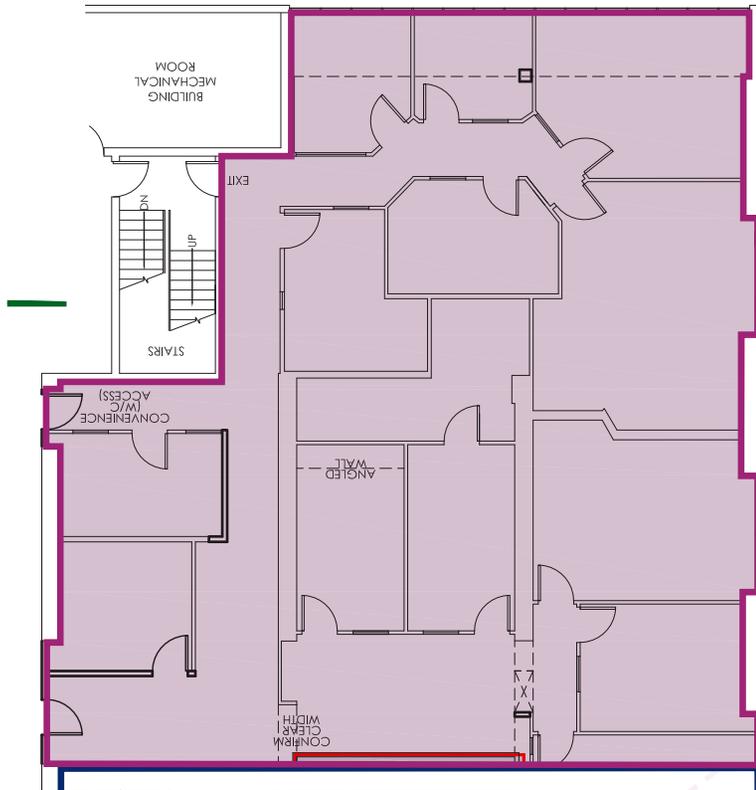
(CONDITIONALLY LEASED)

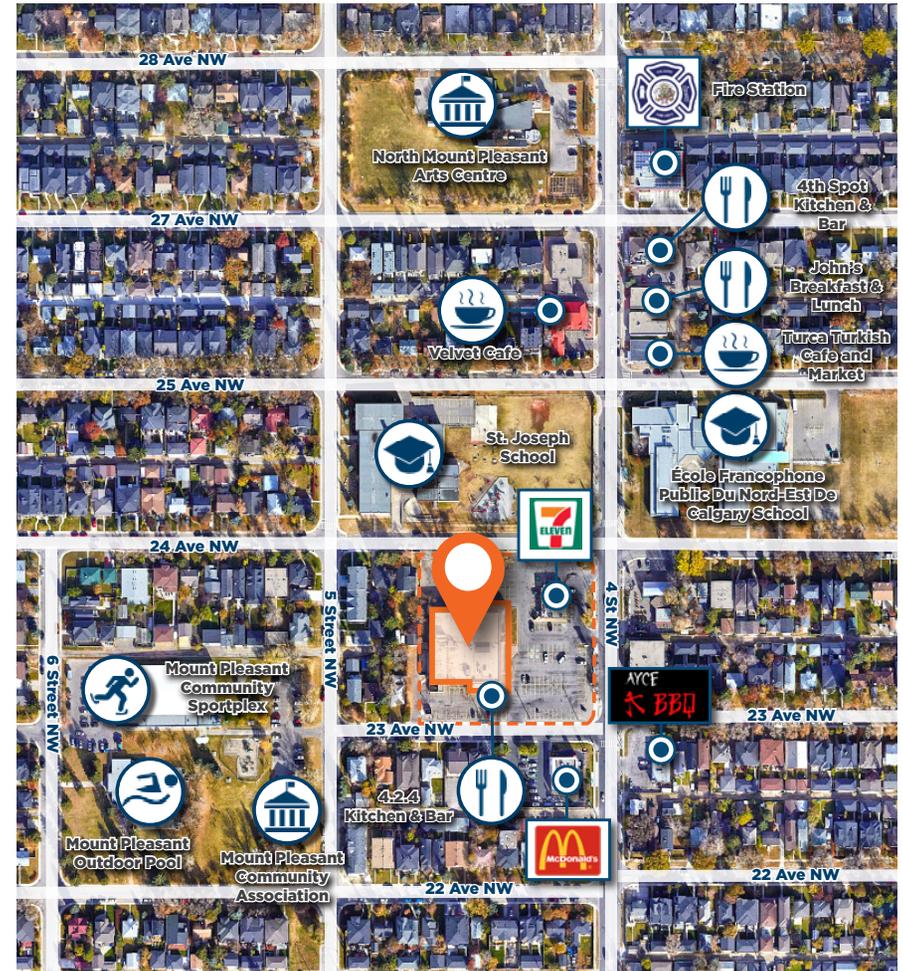
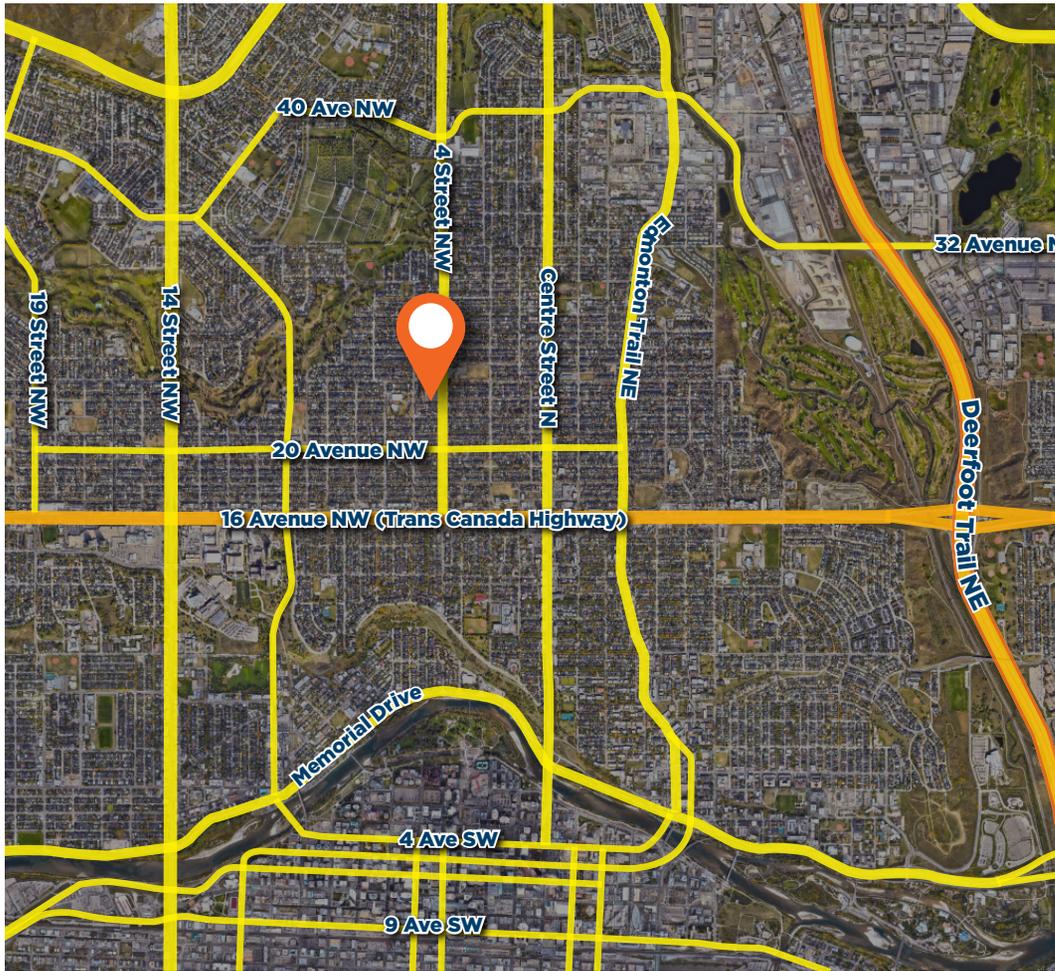


# SUITE 202 | ± 6,131 SF



# SUITE 203 | ± 3,914 SF





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