

OFFICE SPACE AT NORTHWEST CALGARY

// 3,914 to 10,045 SF on the Second Floor

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



Lead Broker

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2411 4 Street NW



PROPERTY OVERVIEW

- Show suite now leased and Suite 104 now conditionally leased
- Multiple configurations available for second floor office from 3,914 to 10,045 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

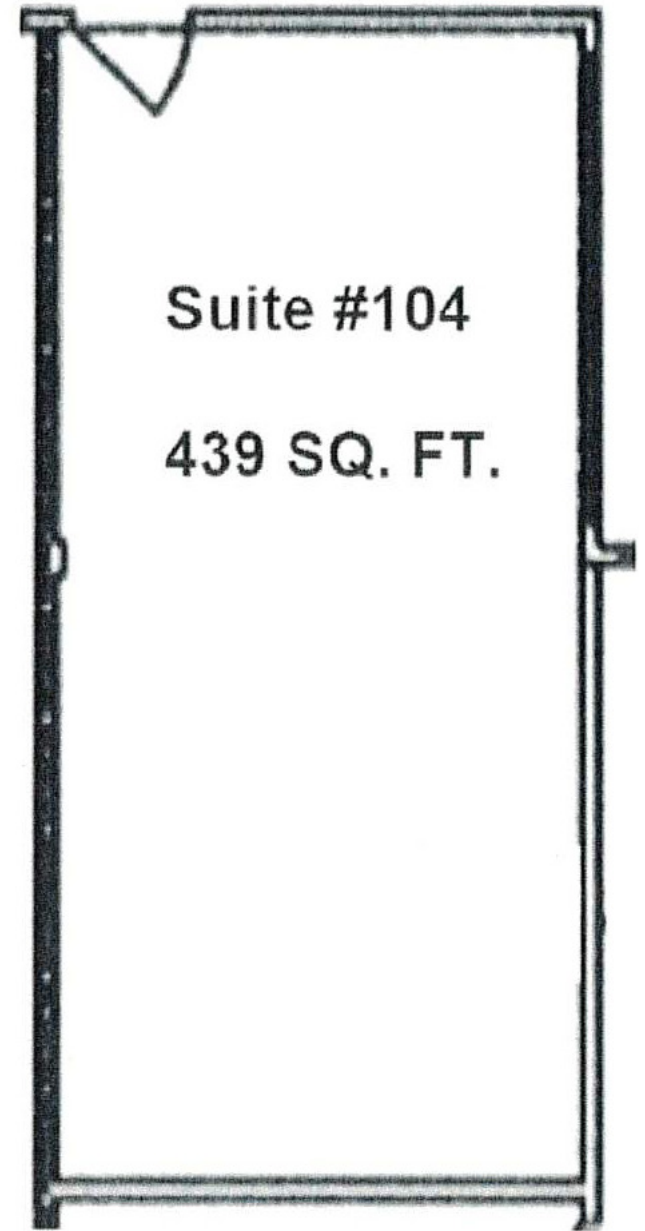
PROPERTY HIGHLIGHTS

District:	Mount Pleasant, Northwest Calgary	
Zoning:	C-COR 2 (Commercial Corridor 2)	
Available Units	Suite 104: (C/L)	± 439 SF
	Suite 201: (Leased)	± 3,876 SF
	Suite 202:	± 6,131 SF
	Suite 203:	± 3,914 SF
	Remaining 2nd Second Floor:	± 10,045 SF
Parking:	Ample free common parking	
Lease Rate:	Market	
Operating Costs (Est. 2025):	\$15.66 PSF	
*Utilities included		
Availability:	Immediate	



SUITE 104 | 439 SF

(CONDITIONALLY LEASED)



PROPERTY HIGHLIGHTS

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

COMMENTS

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

FLOOR PLAN



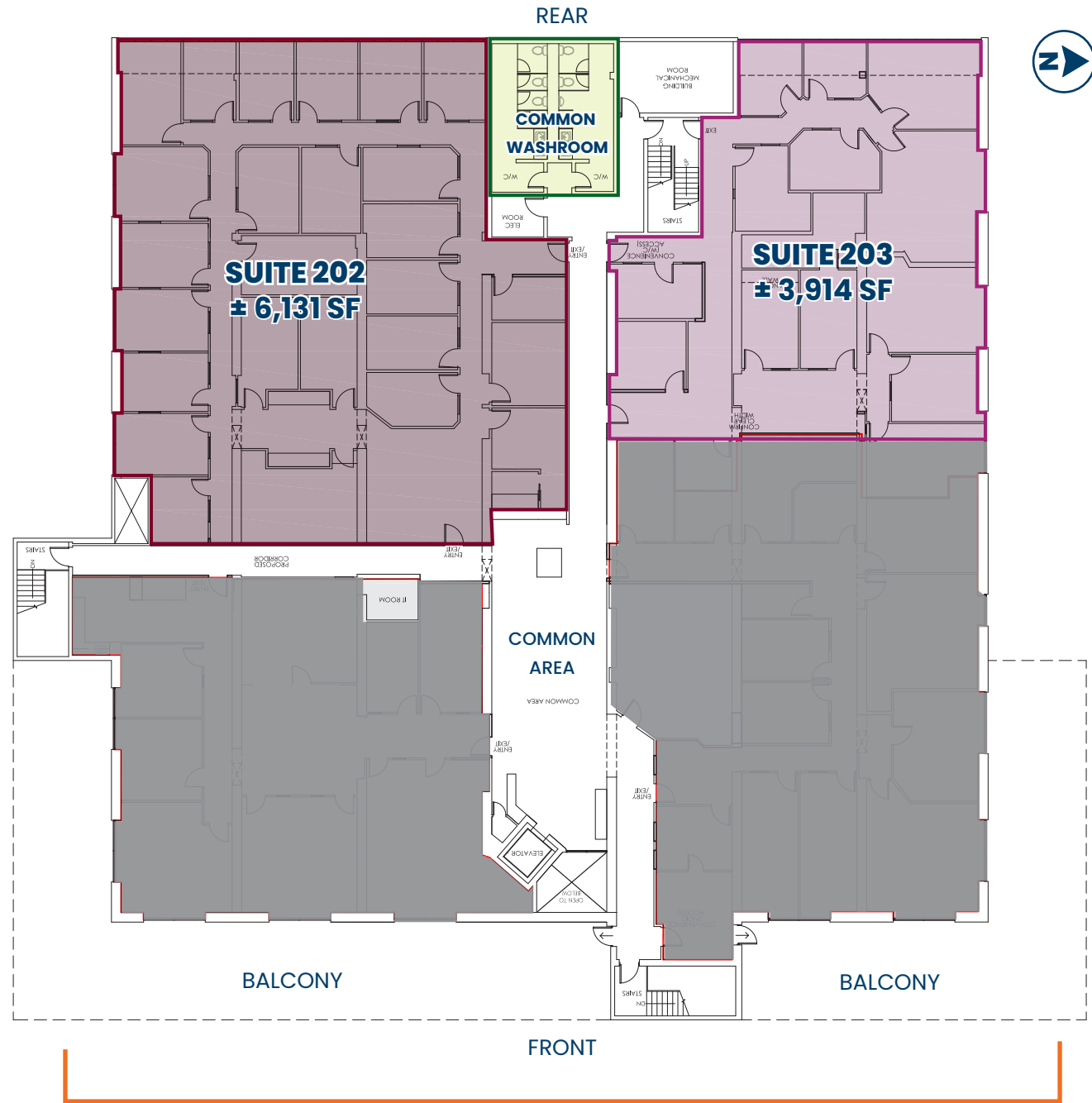
SUITE 202
± 6,131 SF



SUITE 203
± 3,914 SF



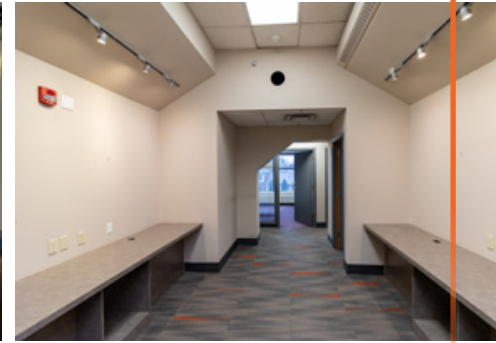
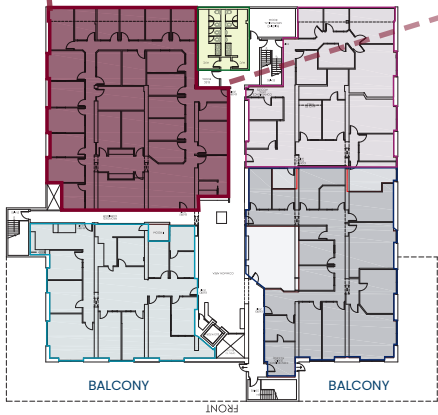
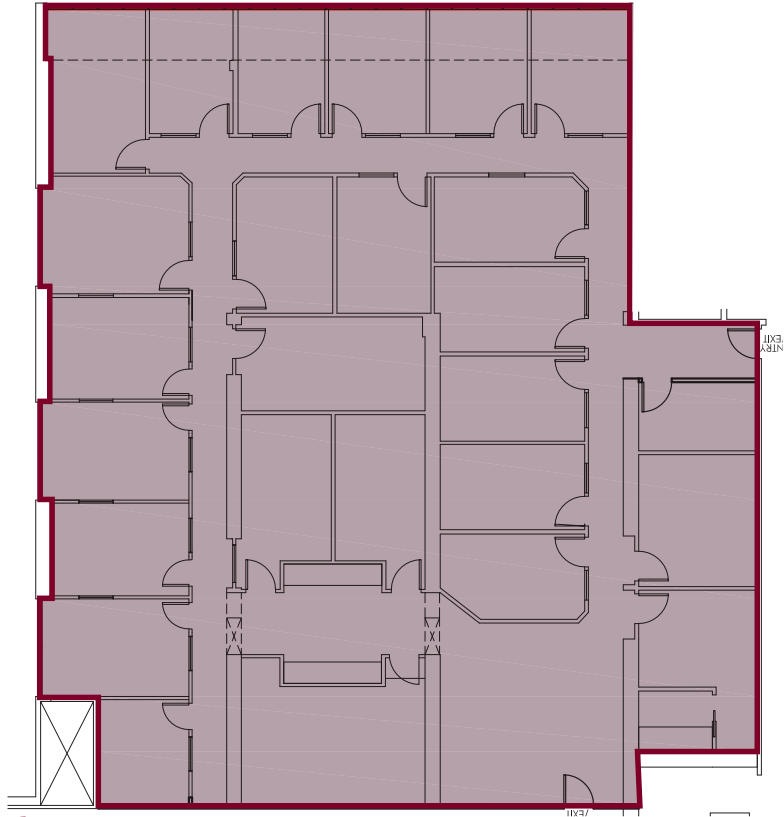
**REMAINING
2ND FLOOR**
± 10,045 SF



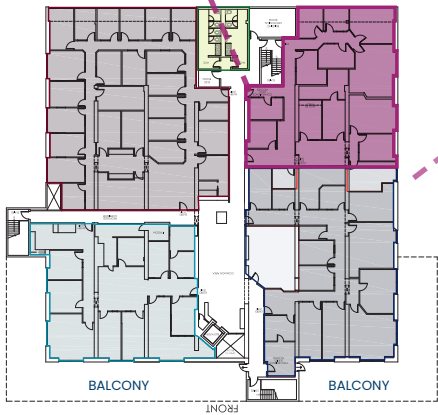
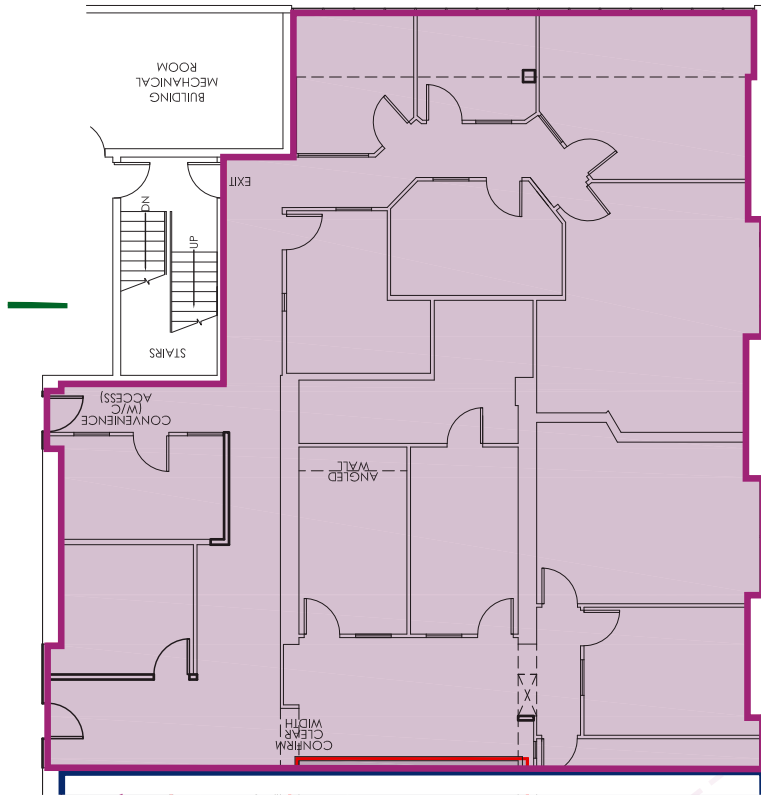
REMAINING 2ND FLOOR
± 13,921 SF

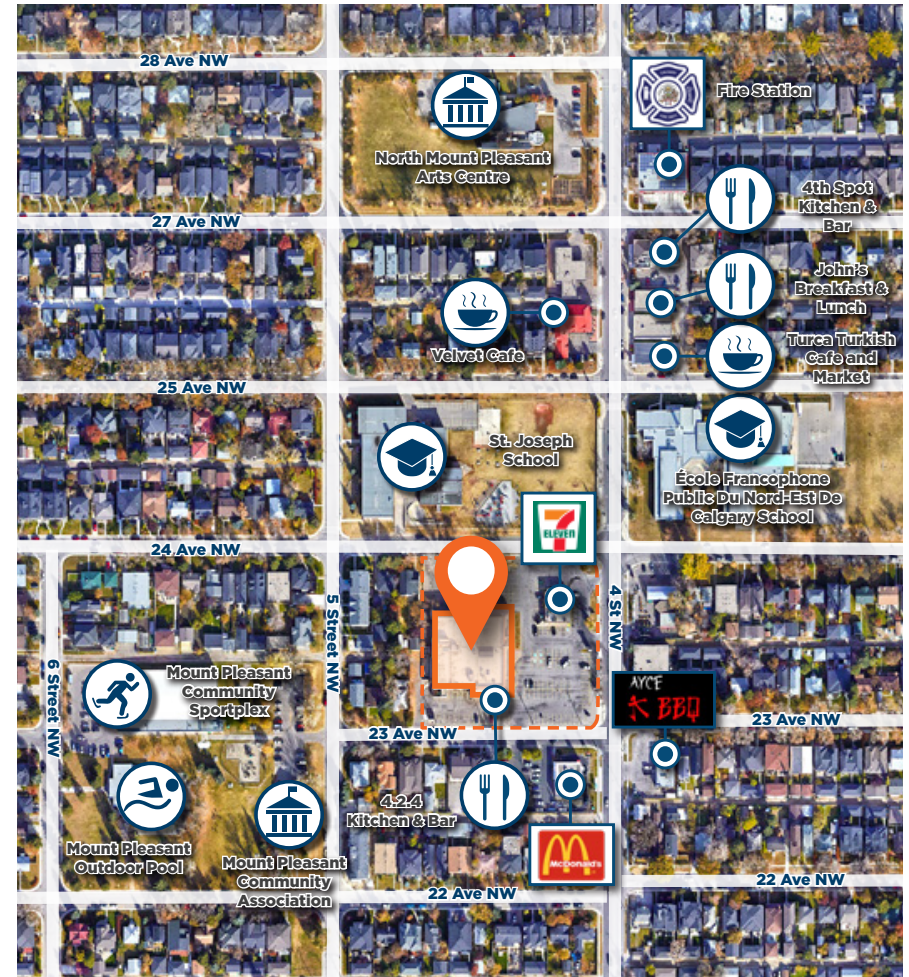
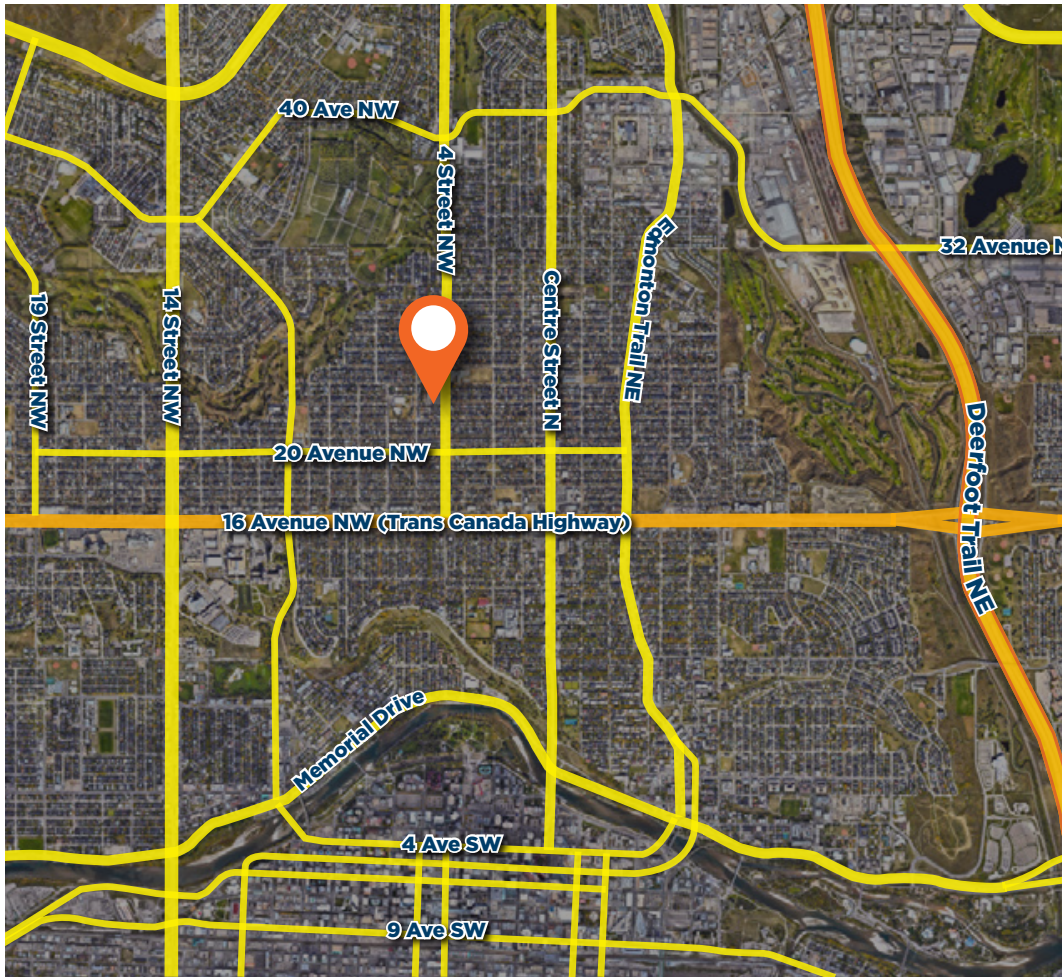
• Note: Floor plan not exactly as shown; for illustration purposes only

SUITE 202 | ± 6,131 SF



SUITE 203 | ± 3,914 SF





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