

SECOND OFFICE SPACE AT NORTHWEST CALGARY

// From 2,951 to 10,045 SF

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 HIGHLIGHTS

District:	Mount Pleasant, Northwest Calgary	
Zoning:	C-COR 2 (Commercial Corridor 2)	
Available Units	Suite 202:	± 2,951 SF
	Suite 203:	± 3,180 SF
	Suite 202 – 203 (Combined)	± 6,131 SF
	Suite 205:	± 3,914 SF
	Remaining 2nd Second Floor:	± 10,045 SF
Parking:	Ample free common parking	
Lease Rate:	\$13.00 PSF	
Operating Costs (Est. 2025):	\$15.66 PSF	
*Utilities included		
Availability:	Immediate	

FOR LEASE | 2411 4 Street NW, Calgary, AB

PROPERTY OVERVIEW

- Multiple configurations from 2,951 SF to a total of 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



FLOOR PLAN



SUITE 202
± 2,951 SF



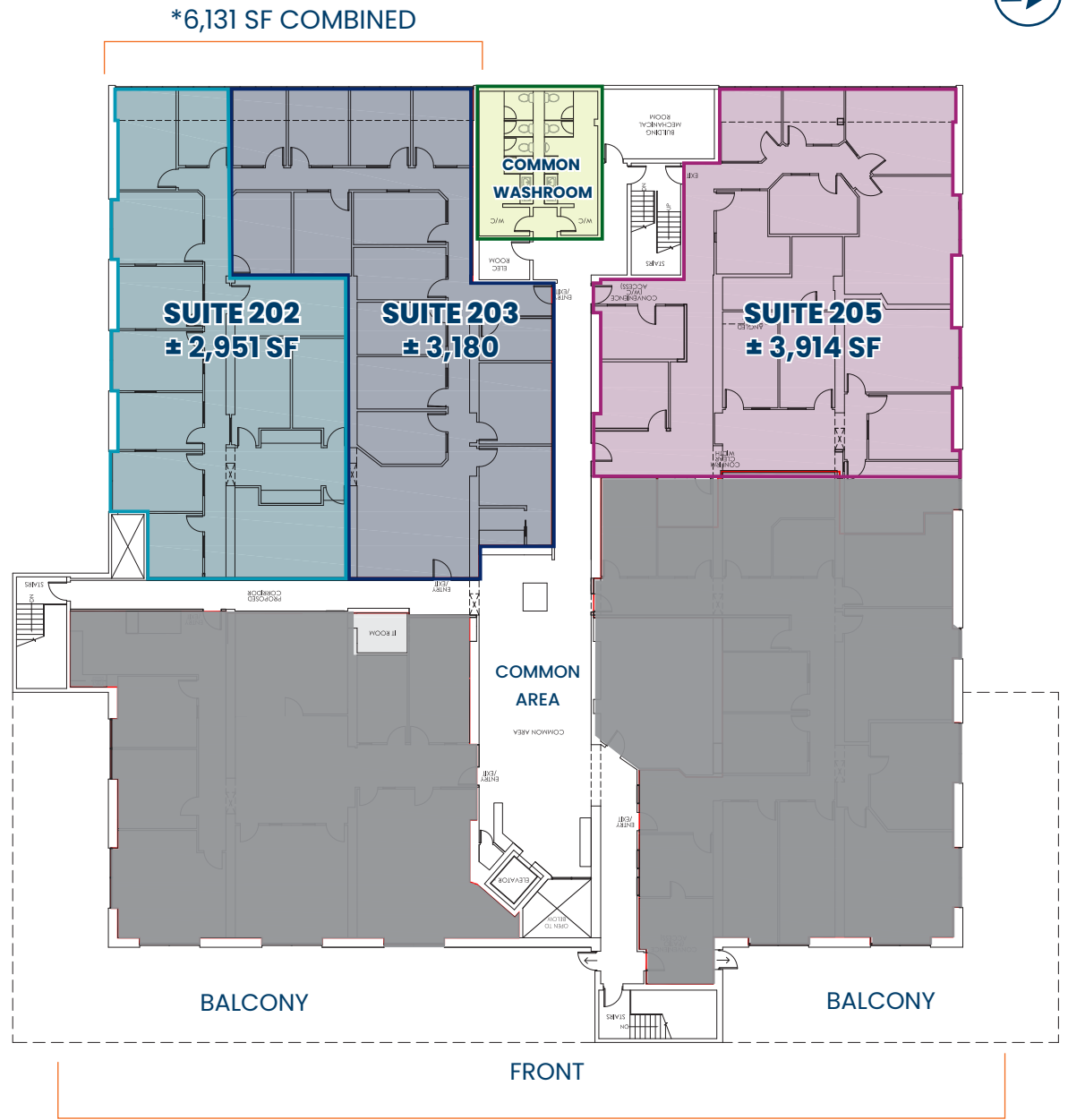
SUITE 203
± 3,180 SF

**SUITE 202 - 203
(COMBINED)**
± 6,131 SF



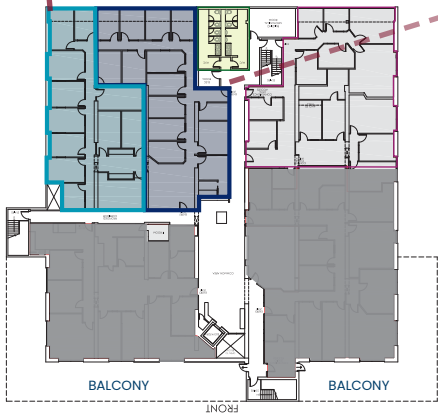
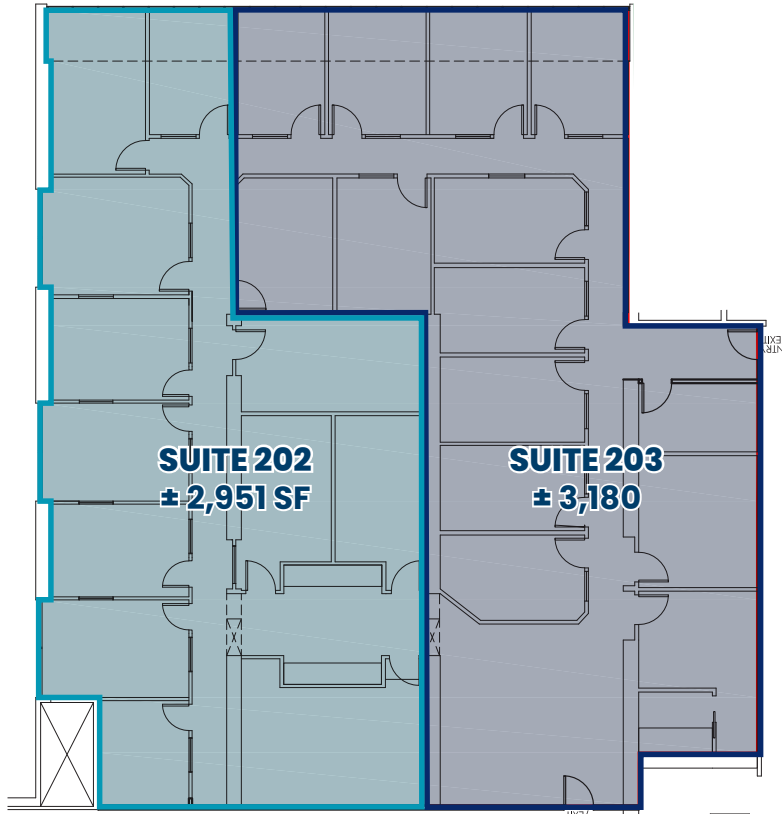
SUITE 205
± 3,914 SF

**REMAINING
2ND FLOOR**
± 10,045 SF



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

SUITE 202 - 203 | ±2,951 - 6,131 SF



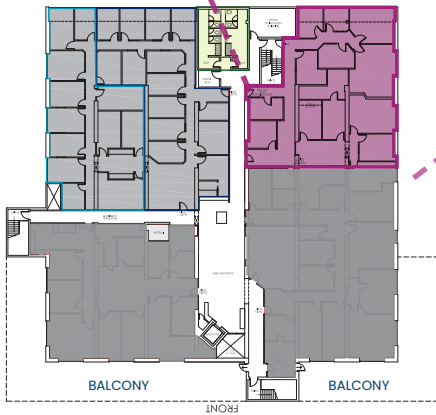
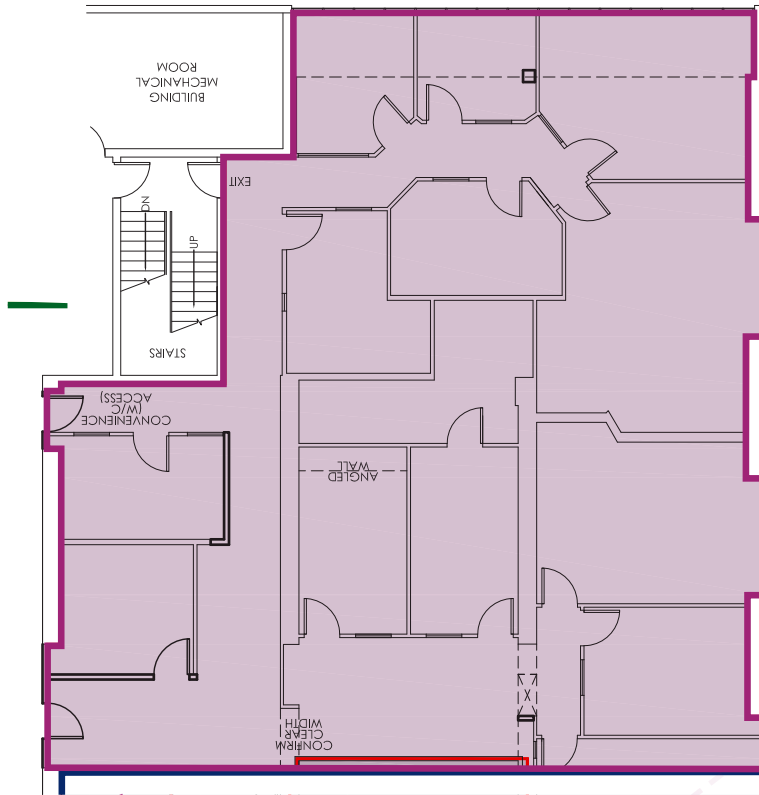
SUITES' HIGHLIGHTS

Suites Available:	Suite 202	± 2,951 SF
	Suite 203	± 3,180 SF
	Suite 202 - 203	± 6,131 SF
Lease Rate:		\$13.00 PSF
Operating Costs (Est. 2025):		\$15.66 PSF
*Utilities included		
Availability:		Immediate

SUITES' COMMENTS

- Total of 6,131 SF with ability to be demised to ± 2,951 SF and ± 3,180 SF
- Numerous private offices at various sizes
- Ample natural light
- Common washrooms
- Can be contiguous with Suite 205 for a total of ± 10,045 SF
- Free ample common parking

SUITE 205 | ± 3,914 SF

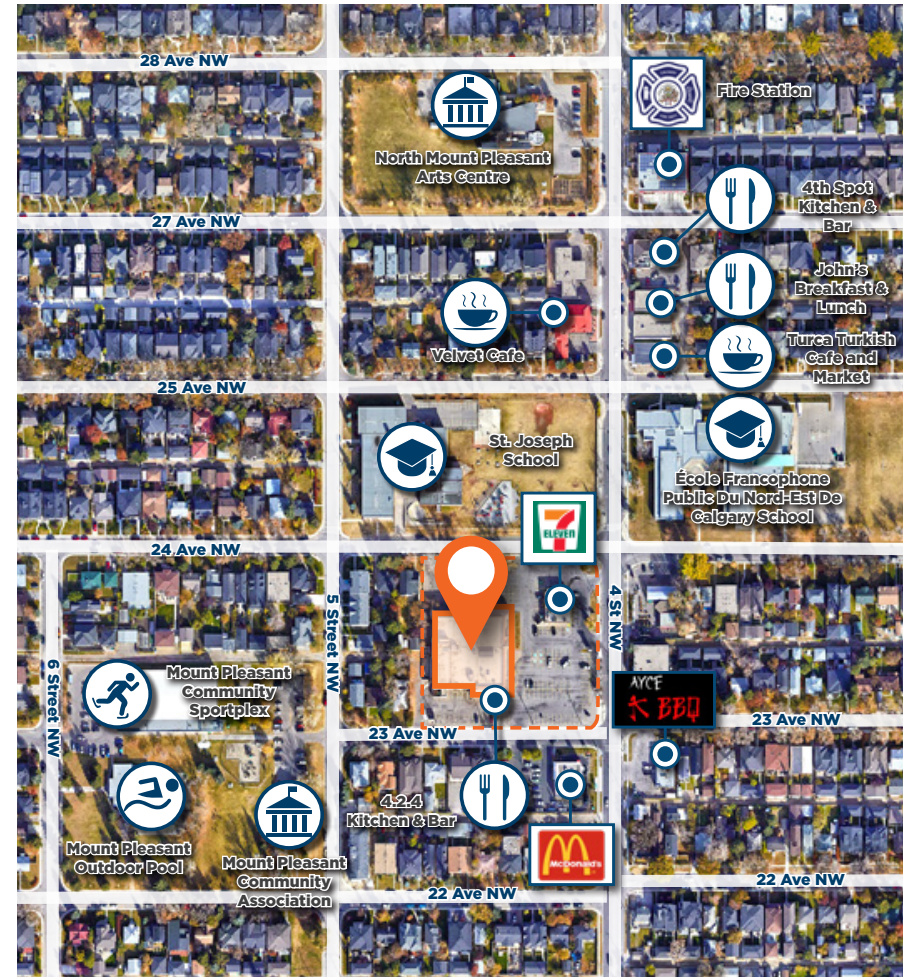
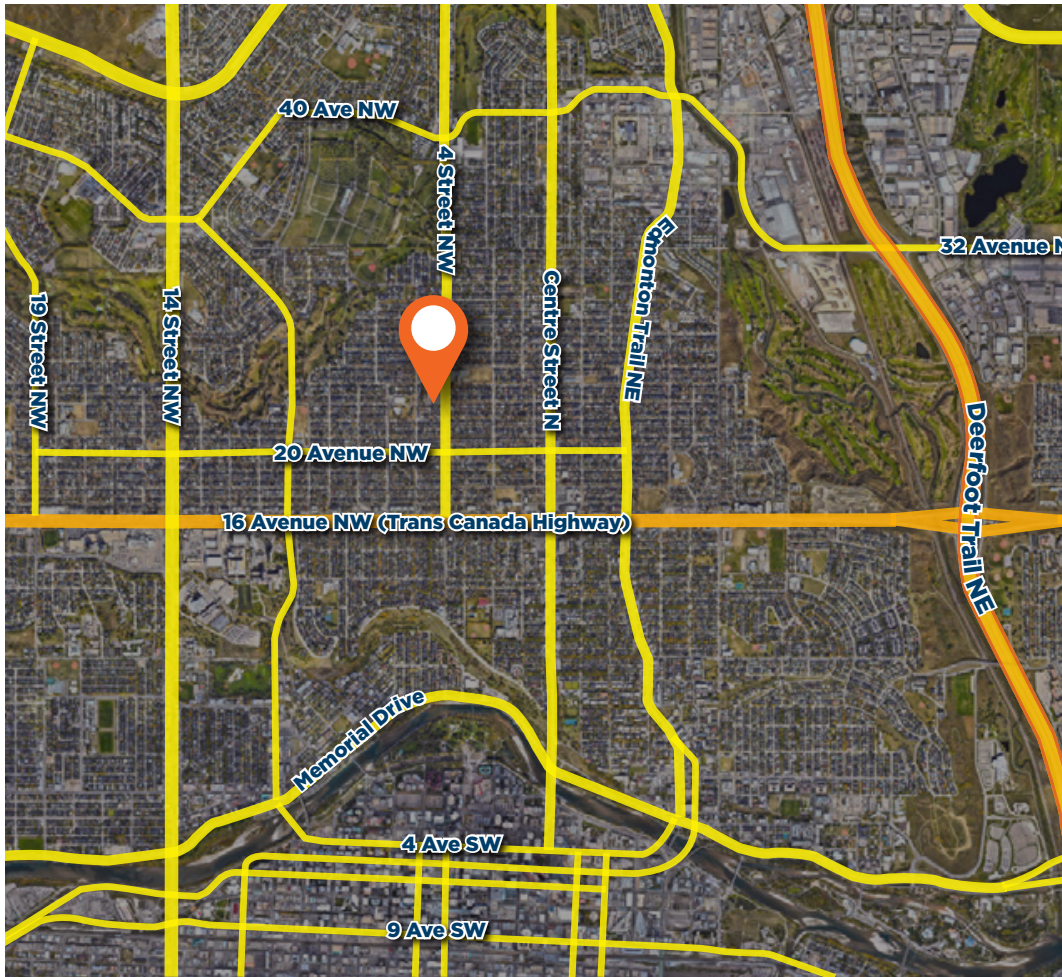


SUITE'S HIGHLIGHTS

Size:	± 3,914 SF
Lease Rate:	\$13.00 PSF
Operating Costs (Est. 2025): *Utilities included	\$15.66 PSF
Availability:	Immediate

SUITE'S COMMENTS

- Numerous private offices at various sizes
- Ample natural light
- Common washrooms
- Can be contiguous with Suite 202 & 203 for a total of ± 10,045 SF
- Free ample common parking



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