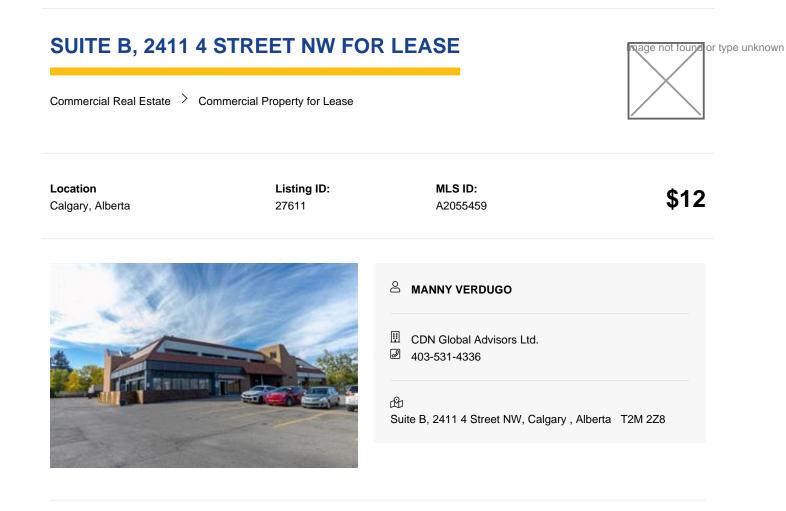


Generated: Sep 2, 2025, 2:10:49

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Transaction Type For Lease

Lease Frequency Annually

Year Built 1966

Property Sub Type Office

Inclusions N/A Days On Market 817

Subdivision Mount Pleasant

Structure Type Low Rise (2-4 stories)

Building Area (Sq. Ft.) 4792.00

Restrictions Call Lister Lease Amount 12.00

**Building Type** Low Rise (2-4 stories),Office Building

Property Type Commercial

Building Area (Sq. M.) 445.19

Reports Call Lister

4,792 SF second floor office in centrally located northwest neighbourhood; located at Mount Pleasant. Multiple configurations available from 4,375 SF to 20,835 SF. Ample of free surface parking on site. Balcony access available for the front suites. Prominent signage exposure to 4th Street SE. Elevator and stair access to second floor. Commercial restaurant & bar on main floor. Also, child education facility on main floor. Walking distance to cafés/restaurants, sport complexes, and parks. Public transportation available on 4th Street NW, including bus routs #2 and #404. Close proximity to 16 Avenue NE and Centre Street. 5 minutes to Downtown Calgary, and 5 minutes to Deerfoot Trail SE via 16 Avenue NE.

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