The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

SUITE B, 2411 4 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

Location	**Listing ID:**	**MLS ID:**	**$12**
Calgary, Alberta	27611	A2055459	

👤 **MANNY VERDUGO**

🏢 CDN Global Advisors Ltd.

📞 403-531-4336

📍 Suite B, 2411 4 Street NW, Calgary , Alberta   T2M 2Z8

Transaction Type	Days On Market	Lease Amount
For Lease	817	12.00

Lease Frequency	Subdivision	Building Type
Annually	Mount Pleasant	Low Rise (2-4 stories),Office Building

Year Built	Structure Type	Property Type
1966	Low Rise (2-4 stories)	Commercial

Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Office	4792.00	445.19

Inclusions	Restrictions	Reports
N/A	Call Lister	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.