

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 203, 2411 4 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
35417


MLS ID:
A2314668

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Suite 203, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

Suite 203 (3,180 SF) – Second-floor office located in the centrally situated northwest neighbourhood of Mount Pleasant. Features 14 private offices of various sizes with abundant natural light. Ample free surface parking available on site. Prominent signage exposure to 4th Street NW. Elevator and stair access to the second floor. A commercial restaurant and bar, as well as a child education facility, are located on the main floor. Walking distance to cafés, restaurants, sports complexes, and parks. Public transportation is available on 4th Street NW, including bus routes #2 and #404. Close proximity to 16 Avenue NE and Centre Street. Just 5 minutes to Downtown Calgary and 5 minutes to Deerfoot Trail SE via 16 Avenue NE. Lease Rate is asking starting at \$13.00 PSF with \$15.66 PSF in Op. Costs. - Gross Rate of \$28.66 PSF. Thus an estimated monthly rent of \$7,600/month. Pictures displayed are from Show Suite 201 and are provided to illustrate potential improvements.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.