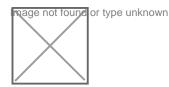


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **SECOND FLOOR, 2411 4 STREET NW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 21167 **MLS ID:** A2055478

\$12



**△** MANNY VERDUGO

- U CDN Global Advisors Ltd.
- **403-531-4336**

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Second Floor, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

Transaction Type Days On Market Lease Amount

For Lease 334 12.00

Lease Frequency Subdivision Building Type

Annually Mount Pleasant Low Rise (2-4 stories),Office Building

Year BuiltStructure TypeProperty Type1966Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Office 20835.00 1935.62

InclusionsRestrictionsReportsN/ACall ListerCall Lister

20,835 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. Can't find the right space out there? Call to inquire about finding the rate space to lease or purchase.

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