



2520 Capitol Hill Crescent NW, Calgary

Kaleidoscope Building for Lease

Kaleidoscope is a modern urban mixed-use development located on the corner of Crowchild Trail NW and 24th Ave NW. This desirable location is just a 6 minute walk to both Banff Trail LRT and U of C LRT station. In addition, it is within walking distance of various retail and service amenities. The location provides easy access to inner-city Calgary via Crowchild Trail. Convenient access to public transportation and an abundance of parking is located within the building's underground parkade and surrounding area.

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Colliers

Property Overview

Building Name: Kaleidoscope Building

Civic Address: 2520 Capitol Hill Crescent NW

Year Built: 2012

Available Area: Main Floor: 7,700 SF

Basic Rent: Market Rates

Additional Rent: TBD

Furniture: Workstations Available

Availability: January 1, 2024

Signage: Direct Exposure to Crowchild Trail

10 Reserved Underground Stalls:
\$100.00/stall/month

Parking: 11 Surface Visitor Stalls

Ample 2-Hour Free Street Parking

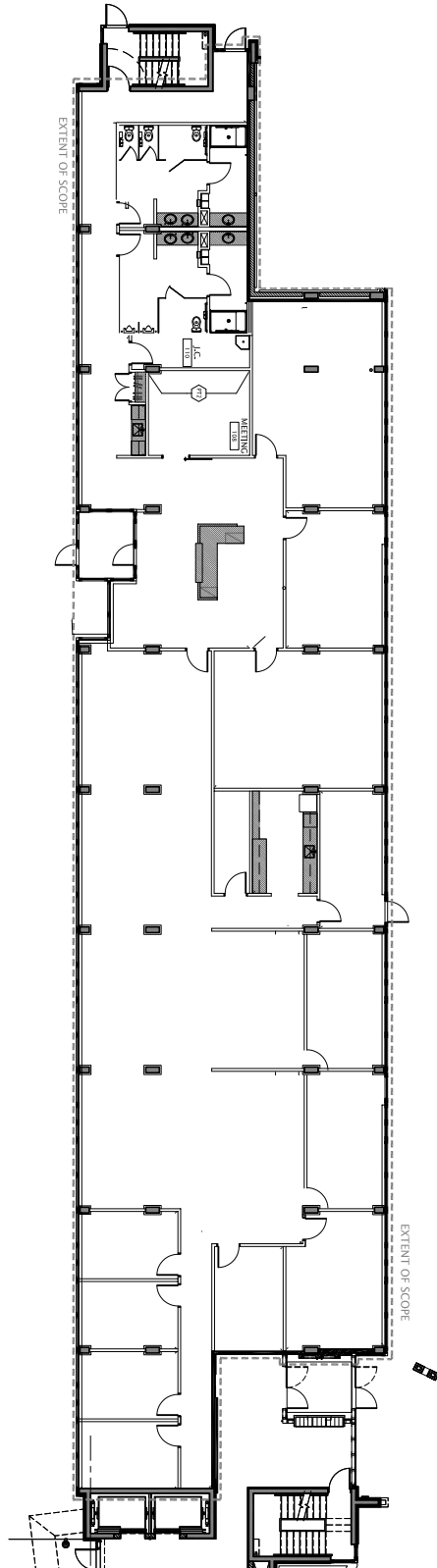
Security: Security Card Access

HVAC: Tenant Controlled 24/7

Storage: Underground Storage Unit
Secure Bike Storage



Floor Plan



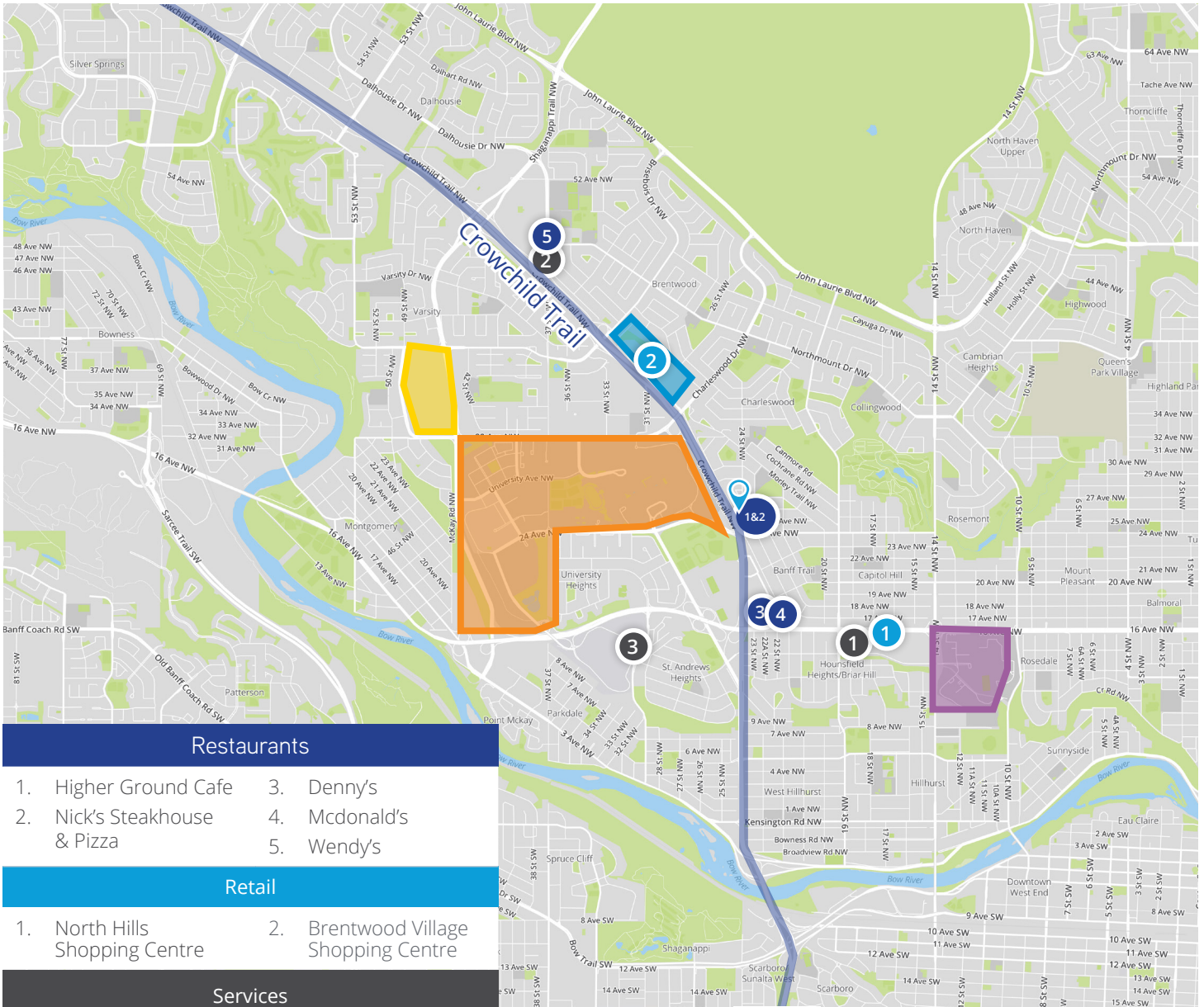
Available Area

7,700 SF

- 9 offices
- Open workstation area
- 2 meeting rooms
- 1 large boardroom
- In-suite washrooms & showers
- Reception
- Kitchen
- Coffee station
- Lounge area
- Storage room
- Server room



Surrounding Amenities



Restaurants

- | | |
|------------------------------|---------------|
| 1. Higher Ground Cafe | 3. Denny's |
| 2. Nick's Steakhouse & Pizza | 4. Mcdonald's |
| | 5. Wendy's |

Retail

- | | |
|--------------------------------|--------------------------------------|
| 1. North Hills Shopping Centre | 2. Brentwood Village Shopping Centre |
|--------------------------------|--------------------------------------|

Services

- | | |
|------------------|-----------------------------|
| 1. Safeway | 3. Foothills Medical Centre |
| 2. Calgary Co-op | |

University of Calgary

SAIT

Market Mall



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