

M2

632 Confluence Way SE



One of a Kind Office Space For Lease

Located in East Village with Private Patios
overlooking the Bow River

CBRE



M2

YEAR BUILT	2019						
TOTAL BUILDING SIZE	4 Floors: 25,400 SF						
SPACE AVAILABLE	<table border="1"> <tr> <td>110: 5,451 SF*</td> <td>Virtual Tour</td> </tr> <tr> <td>200: 8,149 SF**</td> <td>Virtual Tour</td> </tr> <tr> <td>300: 5,499 SF**</td> <td>Virtual Tour</td> </tr> </table>	110: 5,451 SF*	Virtual Tour	200: 8,149 SF**	Virtual Tour	300: 5,499 SF**	Virtual Tour
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200: 8,149 SF**	Virtual Tour						
300: 5,499 SF**	Virtual Tour						
AVAILABLE	*January 1 st , 2025 **March 1 st , 2025						
ZONING	CC-EMU						
OPERATING COSTS	18.00 PSF (varies by unit)						
HVAC	24/7						
PARKING	15 Underground Stalls						
PARKING RATE	\$300/ month						
COMMENTS	Suite 110 is retail space 7ft clear height for parking						



One of a kind office building in the heart of East Village



Located directly on the River Walk Pathway System



Insuite showers and change-rooms (Unit 200 & 300)



Bicycle parking



Wide variety of amenities located in the immediate area: including EIGHT, NUPO, MODERN STEAK and much more



Exclusive patios overlooking the Bow River



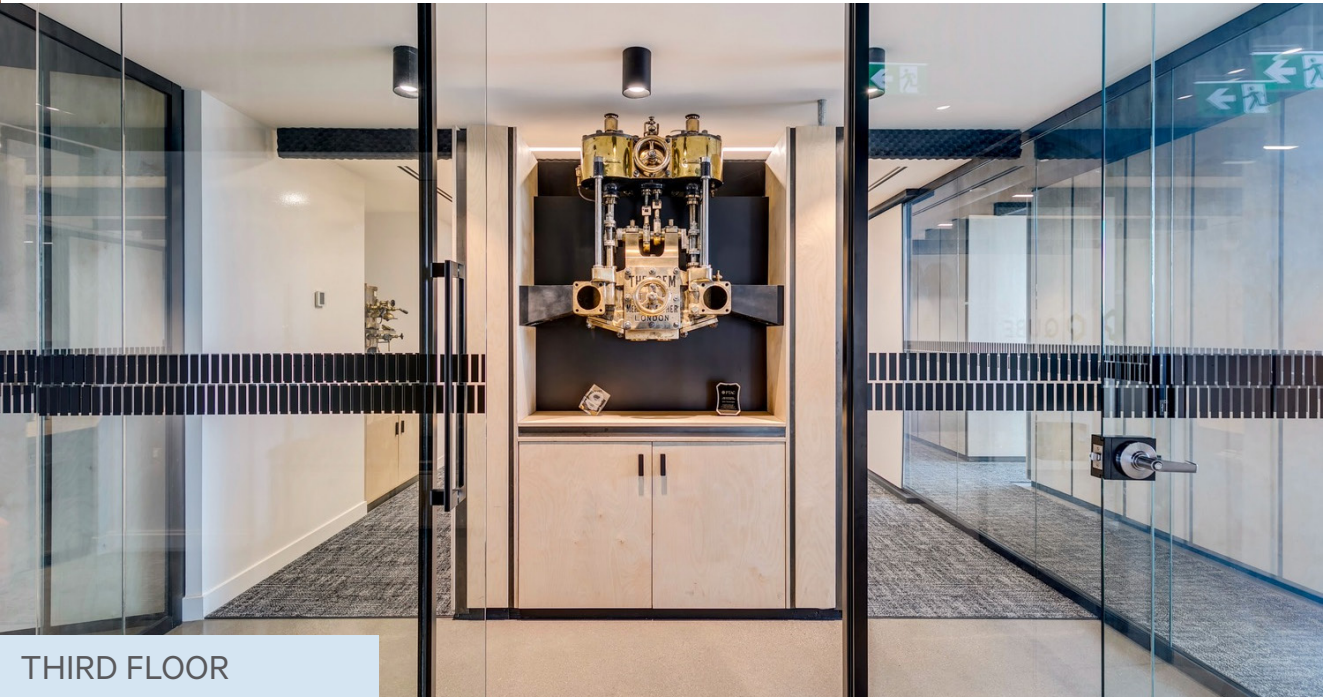
THE OPPORTUNITY

Located on the river pathway, M2 is a one of a kind building with high quality improvements. The building offers full floor opportunities, including exclusive access patios.

BUILDING PATIOS



THIRD FLOOR



THIRD FLOOR



FIRST FLOOR

FLOOR PLAN

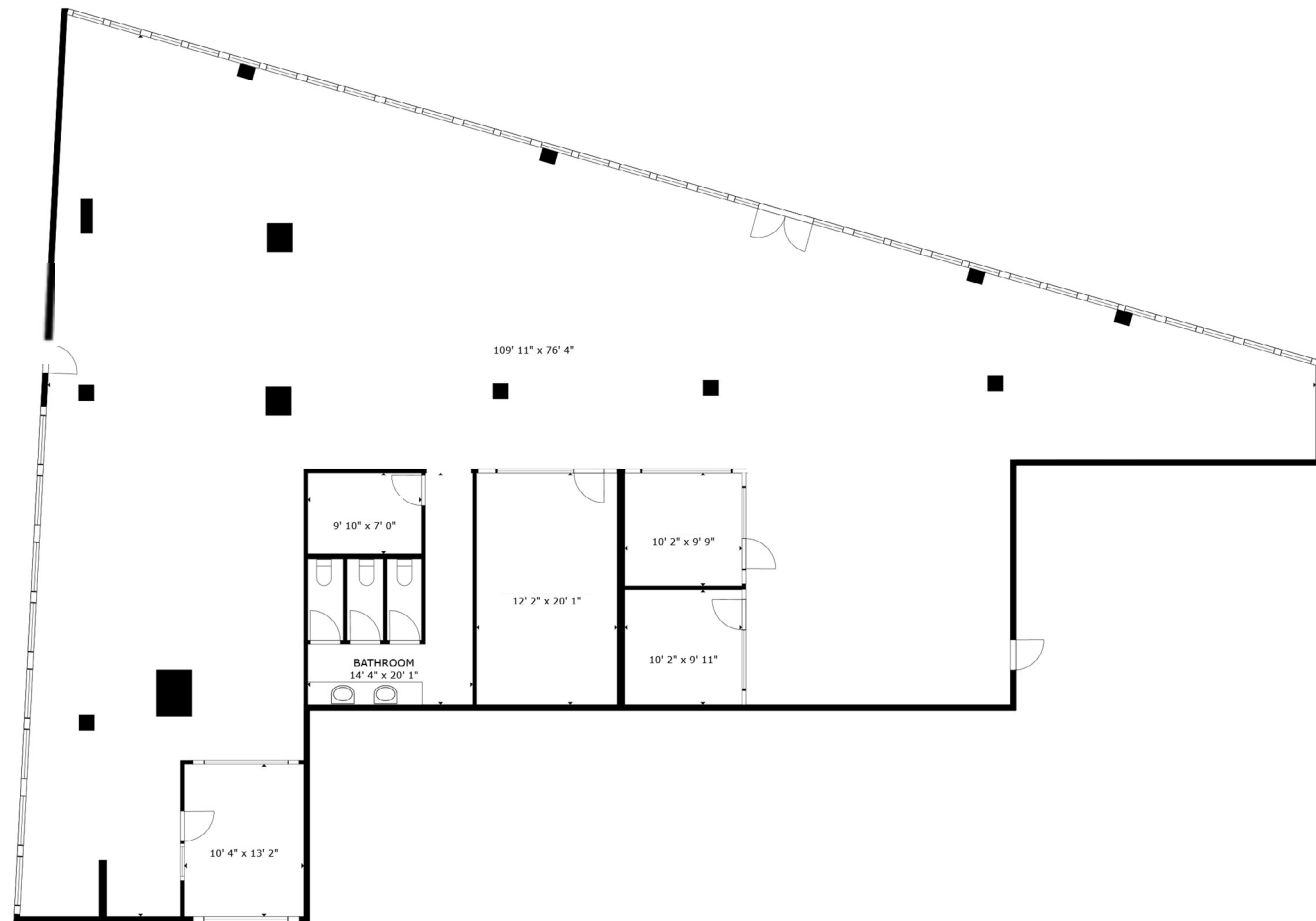
110

INTERIOR

110

Virtual Tour

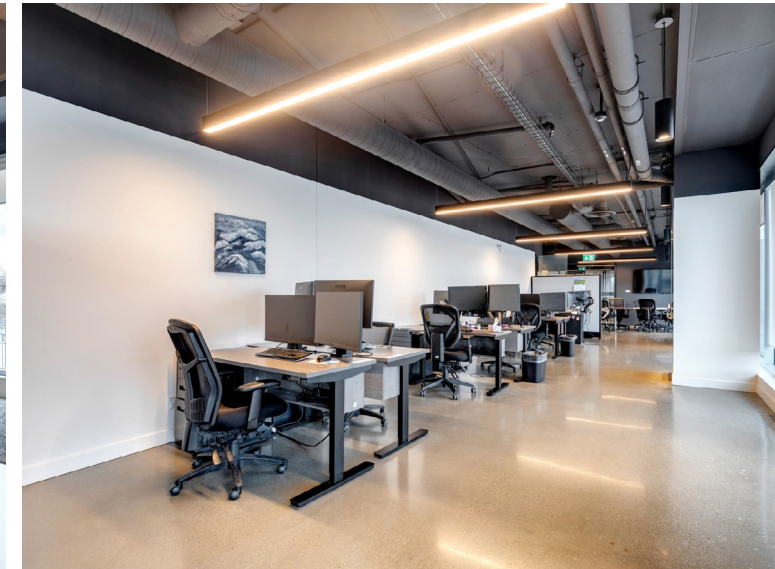
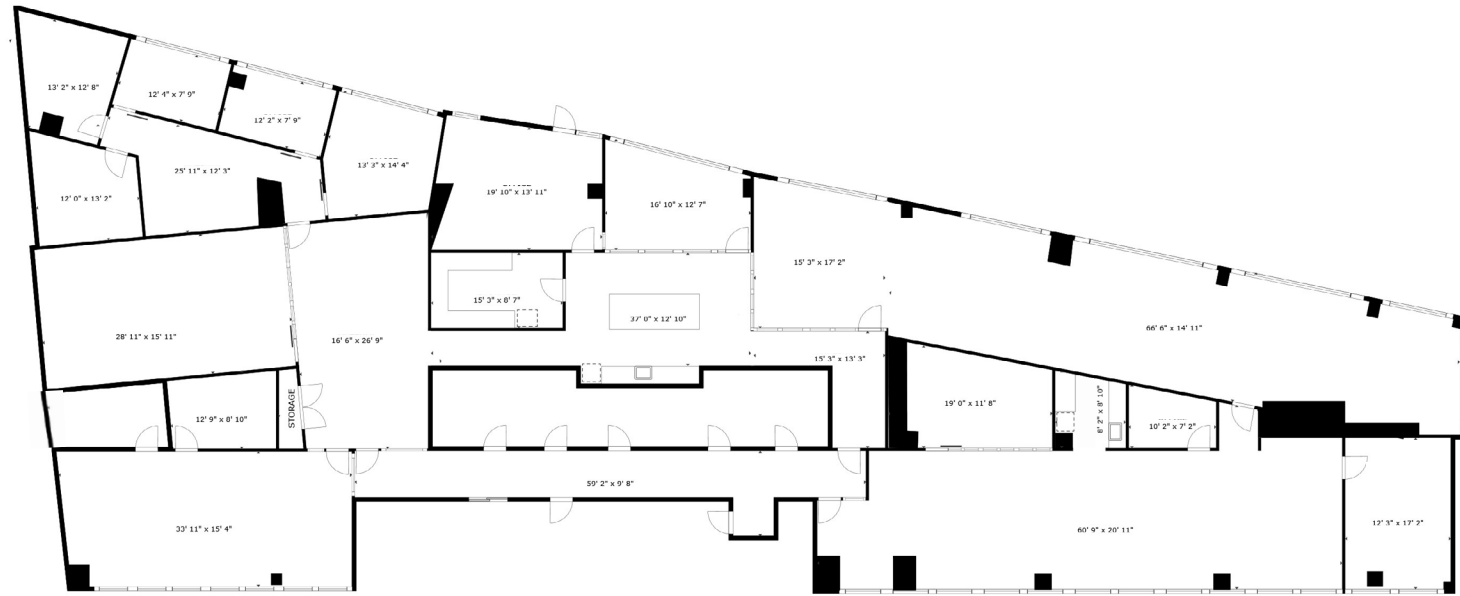
5,451 SF



FLOOR PLAN 200

INTERIOR 200

Virtual Tour
8,149 SF



FLOOR PLAN 300

INTERIOR 300

Virtual Tour

5,499 SF



WHAT'S NEARBY

M2 is in the midst of Calgary's most energetic and vibrant community, with a central location. East Village offers some of the best drink and eateries the city, culture & art, short to long term accommodations, urban parks, bike lanes, and much more.



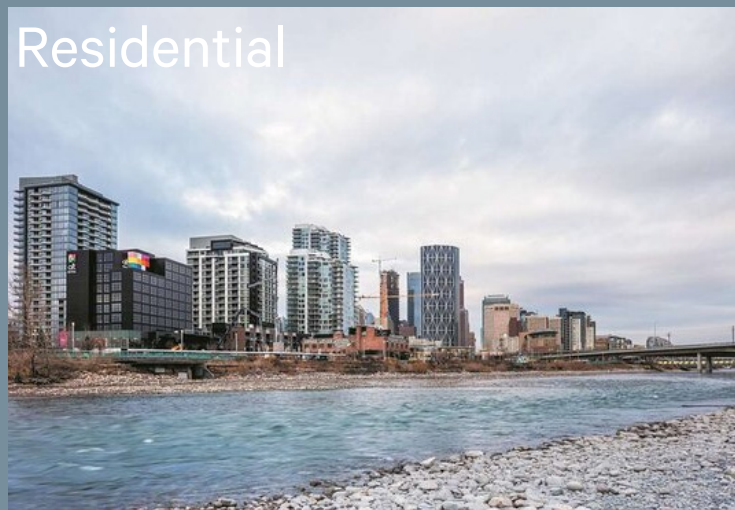
Located on the River Walk Pathway, M2 is in close proximity to multiple parks, wetlands, trails and fishing coves.



East Village has no shortage of highly acclaimed restaurants within the community. Similarly, with prime downtown location, there are endless walkable restaurant and food options.

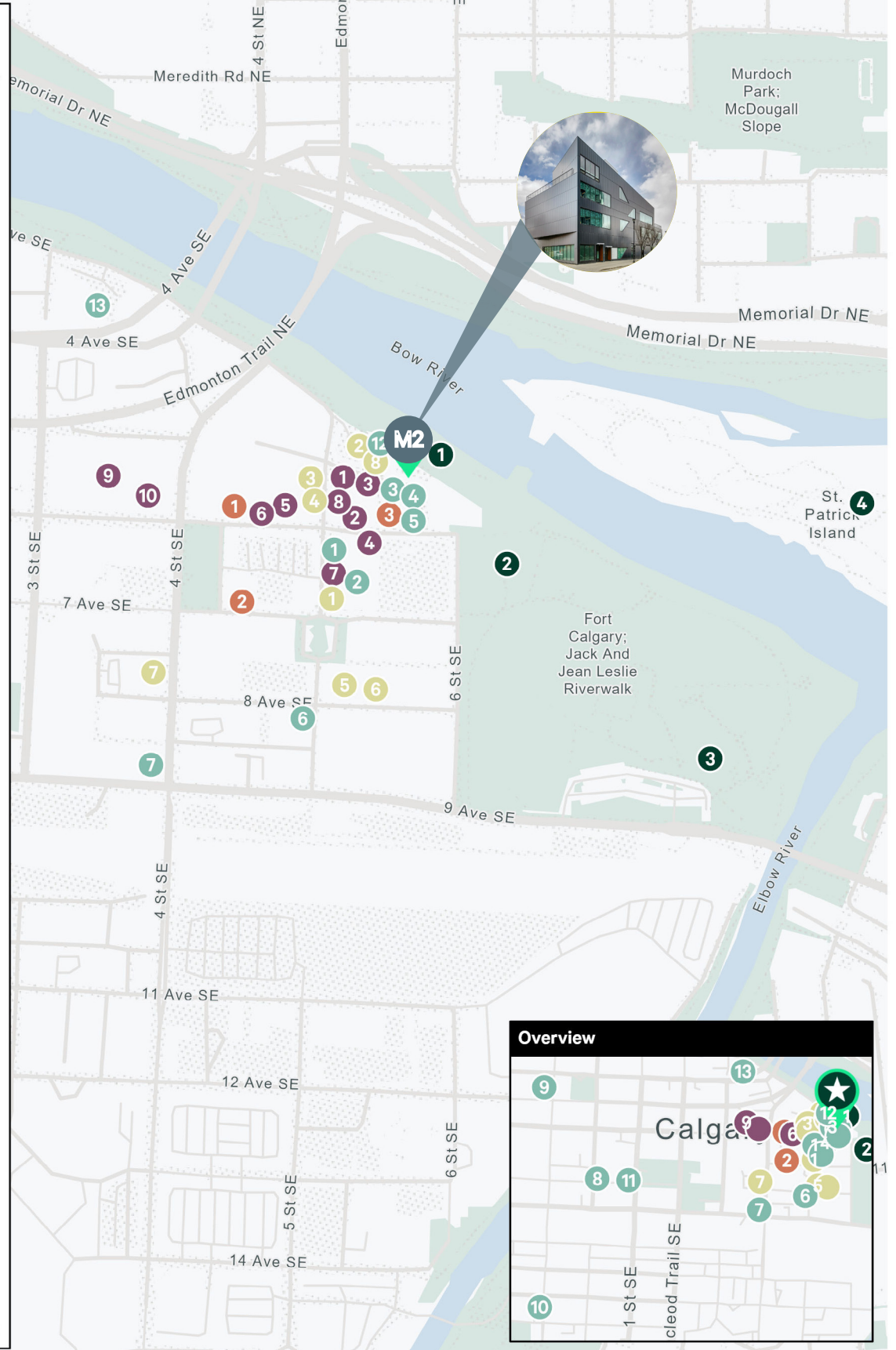


There are many cafes and coffee shops in the surrounding community, such as Sidewalk Citizen Bakery (pictured).



Multiple high quality residential buildings as well as hotels surround this urban area.

- Restaurants**
 - 1 Soleil Bistro & Bar
 - 2 RAW - Japanese Hand Roll Bar
 - 3 EIGHT
 - 4 NUPO
 - 5 Chix Eggshop
 - 6 Magpie
 - 7 King Eddy
 - 8 MODERN STEAK
 - 9 OEB Breakfast Co.
 - 10 Ten Foot Henry
 - 11 Centini
 - 12 Charbar
 - 13 Fortuna's Row
- Cafes**
 - 1 Good Earth Coffeehouse
 - 2 Sidewalk Citizen Bakery
 - 3 8 Cakes Bake Shoppe
 - 4 Parlour Ice Cream
 - 5 Randy's Sandwiches
 - 6 Mr. Sun Tea
 - 7 Tim Hortons
 - 8 Phil & Sebastian
- Retail Shops & Services**
 - 1 East Village Dry Cleaners
 - 2 ChiChi Nails & Spa
 - 3 East Village Barbers
 - 4 Queen Lash Bar
 - 5 Frilly Lily
 - 6 CrushCamp
 - 7 Barber Culture
 - 8 Red Bloom Salon
 - 9 Superstore
 - 10 Shoppers Drug Mart
- Lodging**
 - 1 Premiere Suites (Residential)
 - 2 HI Calgary City Centre
 - 3 Alt Hotel Calgary East Village
- Parks**
 - 1 Riverwalk Plaza
 - 2 EV Dog Park
 - 3 The Confluence Historic Site
 - 4 St. Patrick's Island Park
- Points of Interest**
 - 3 mins to Downtown Core
 - 15 mins to Chinook Centre
 - 20 mins to Calgary International Airport



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