

# SECOND FLOOR OFFICE SPACE AT NORTHWEST CALGARY

// From 2,951 to 10,045 SF

**FOR LEASE**  
**HILLPARK PARK BUILDING**  
2411 4 Street NW, Calgary, AB



**Lead Broker**

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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 2411 4 Street NW



## PROPERTY HIGHLIGHTS

<b>District:</b>	Mount Pleasant, Northwest Calgary	
<b>Zoning:</b>	C-COR 2 (Commercial Corridor 2)	
<b>Available Units</b>	Suite 202:	± 2,951 SF
	Suite 203:	± 3,180 SF
	Suite 202 – 203 (Combined)	± 6,131 SF
	Suite 205:	± 3,914 SF
	Remaining 2nd Second Floor:	± 10,045 SF
<b>Parking:</b>	Ample free common parking	
<b>Lease Rate:</b>	\$13.00 PSF	
<b>Operating Costs (Est. 2025):</b>	\$15.66 PSF	
	*Utilities included	
<b>Availability:</b>	Immediate	

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## PROPERTY OVERVIEW

- Multiple configurations from 2,951 SF to a total of 10,045 SF
- Ample free surface parking
- Common washrooms
- Elevator and stair access to the second floor
- Prominent signage exposure to 4th Street NW
- Commercial restaurant & bar on main floor
- Walking distance to cafe/restaurants, sport complexes, and parks
- Bus transportation on 4th Street NW, including bus routes #2 and #404
- Close proximity to 16th Avenue NE and Centre Street
- 5 Minutes to Downtown Calgary and 5 minutes to Deerfoot Trail NE via 16th Avenue NE



# FLOOR PLAN



**SUITE 202**  
± 2,951 SF



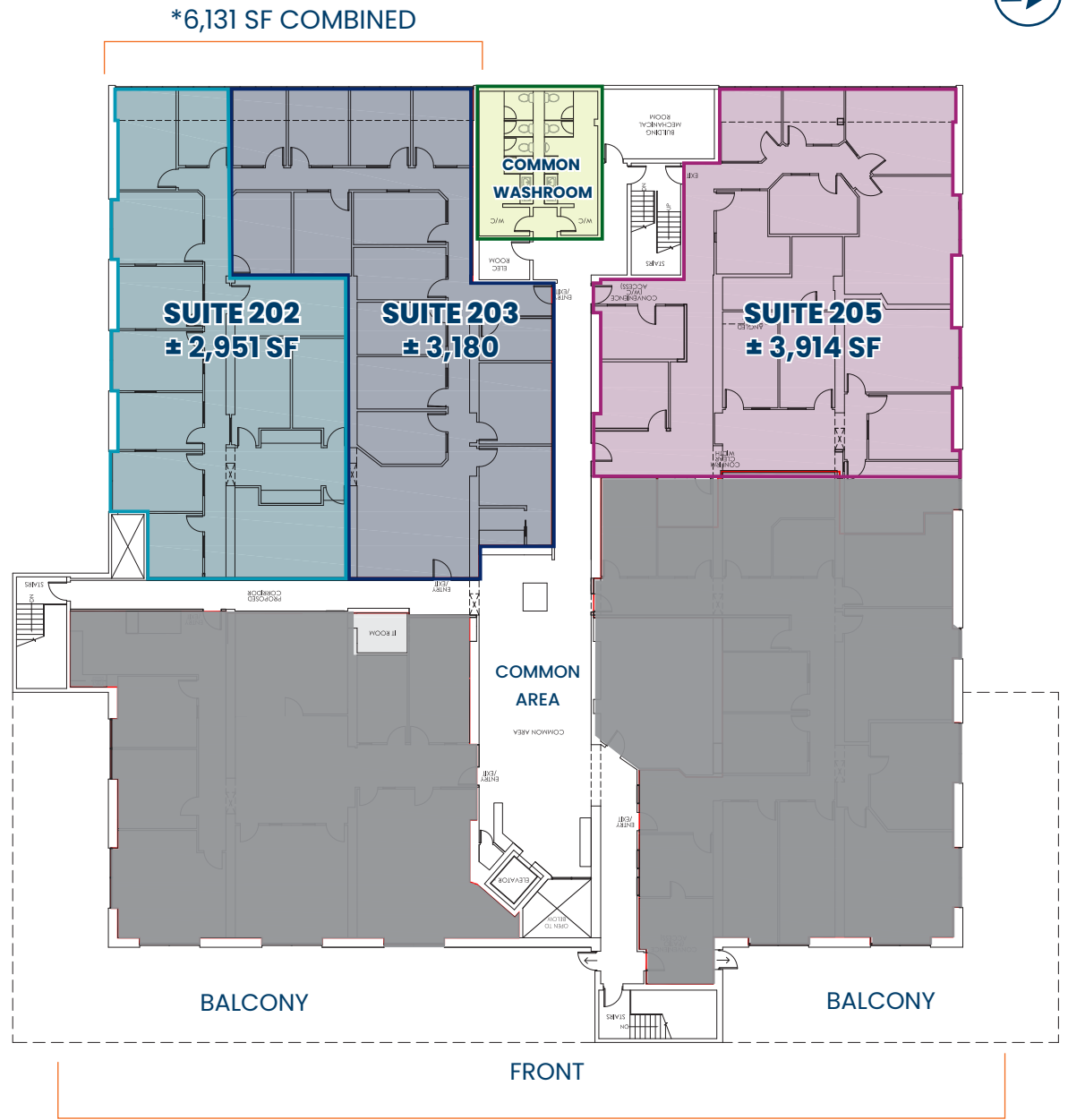
**SUITE 203**  
± 3,180 SF

**SUITE 202 - 203  
(COMBINED)**  
± 6,131 SF



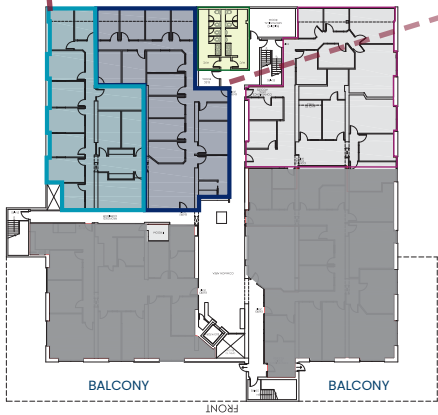
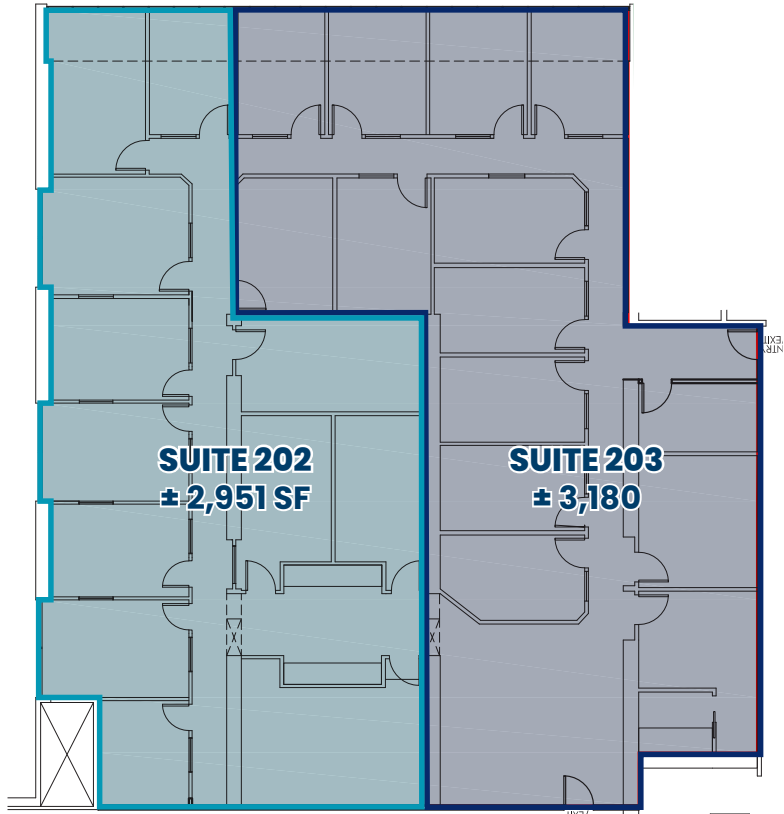
**SUITE 205**  
± 3,914 SF

**REMAINING  
2ND FLOOR**  
± 10,045 SF



• Note: Floor plan not exactly as shown; for illustration purposes only

# SUITE 202 - 203 | ±2,951 - 6,131 SF



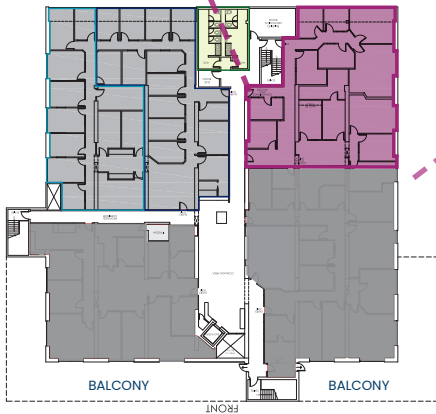
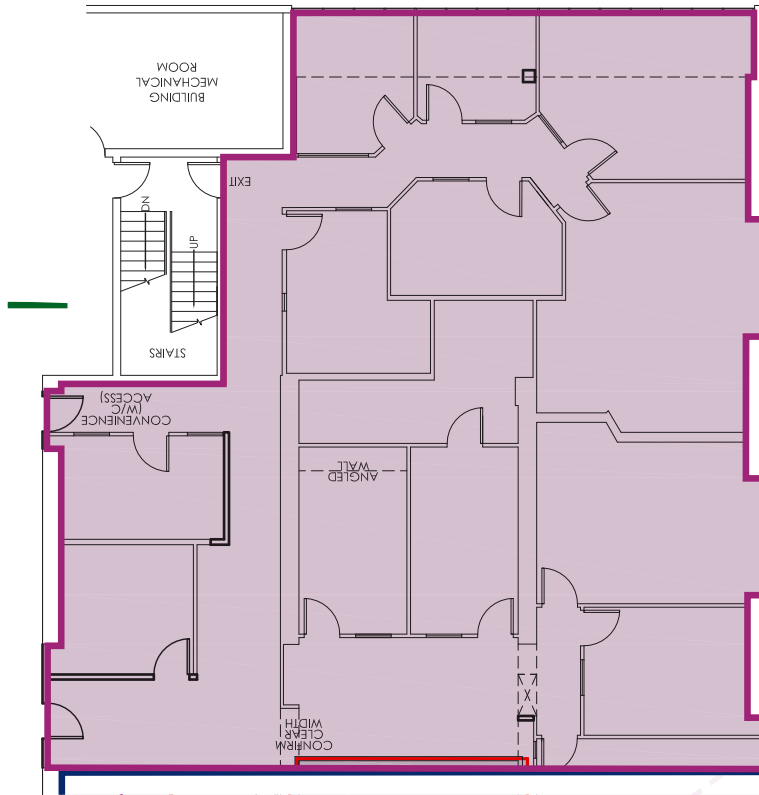
## SUITES' HIGHLIGHTS

<b>Suites Available:</b>	<b>Suite 202</b>	± 2,951 SF
	<b>Suite 203</b>	± 3,180 SF
	<b>Suite 202 - 203</b>	± 6,131 SF
<b>Lease Rate:</b>		\$13.00 PSF
<b>Operating Costs (Est. 2025):</b>		\$15.66 PSF
*Utilities included		
<b>Availability:</b>		Immediate

## SUITES' COMMENTS

- Total of 6,131 SF with ability to be demised to ± 2,951 SF and ± 3,180 SF
- Numerous private offices at various sizes
- Ample natural light
- Common washrooms
- Can be contiguous with Suite 205 for a total of ± 10,045 SF
- Free ample common parking

# SUITE 205 | ± 3,914 SF

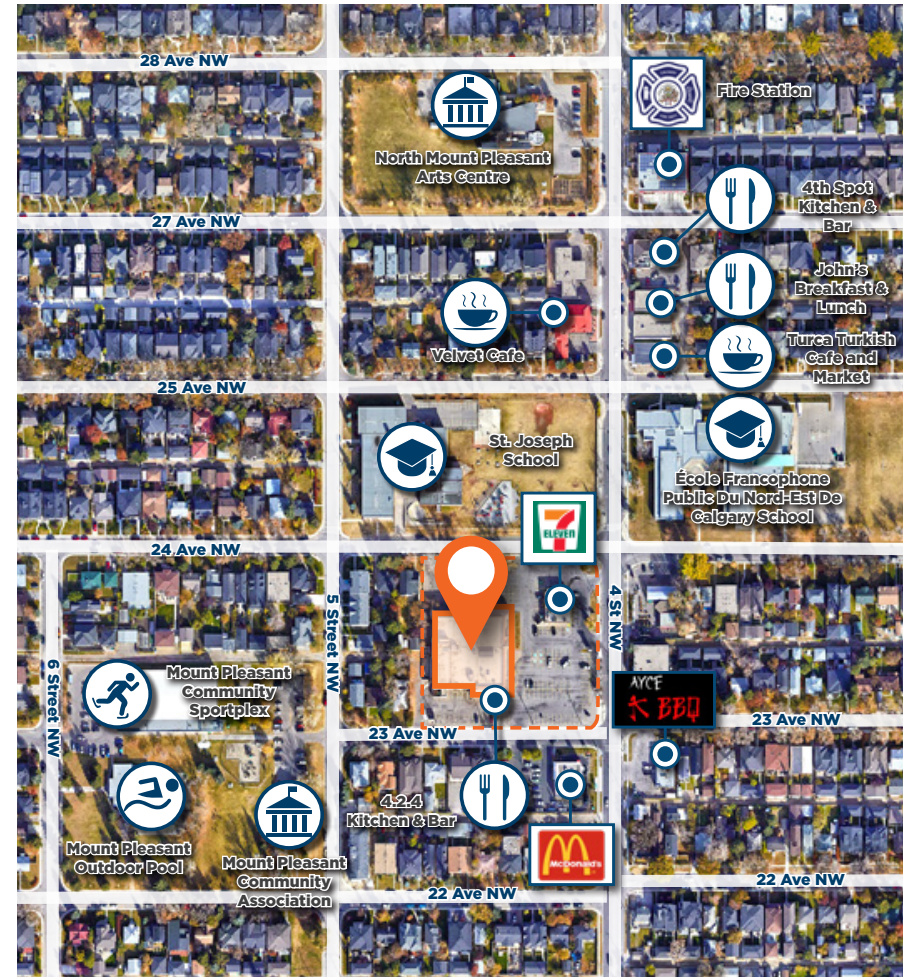
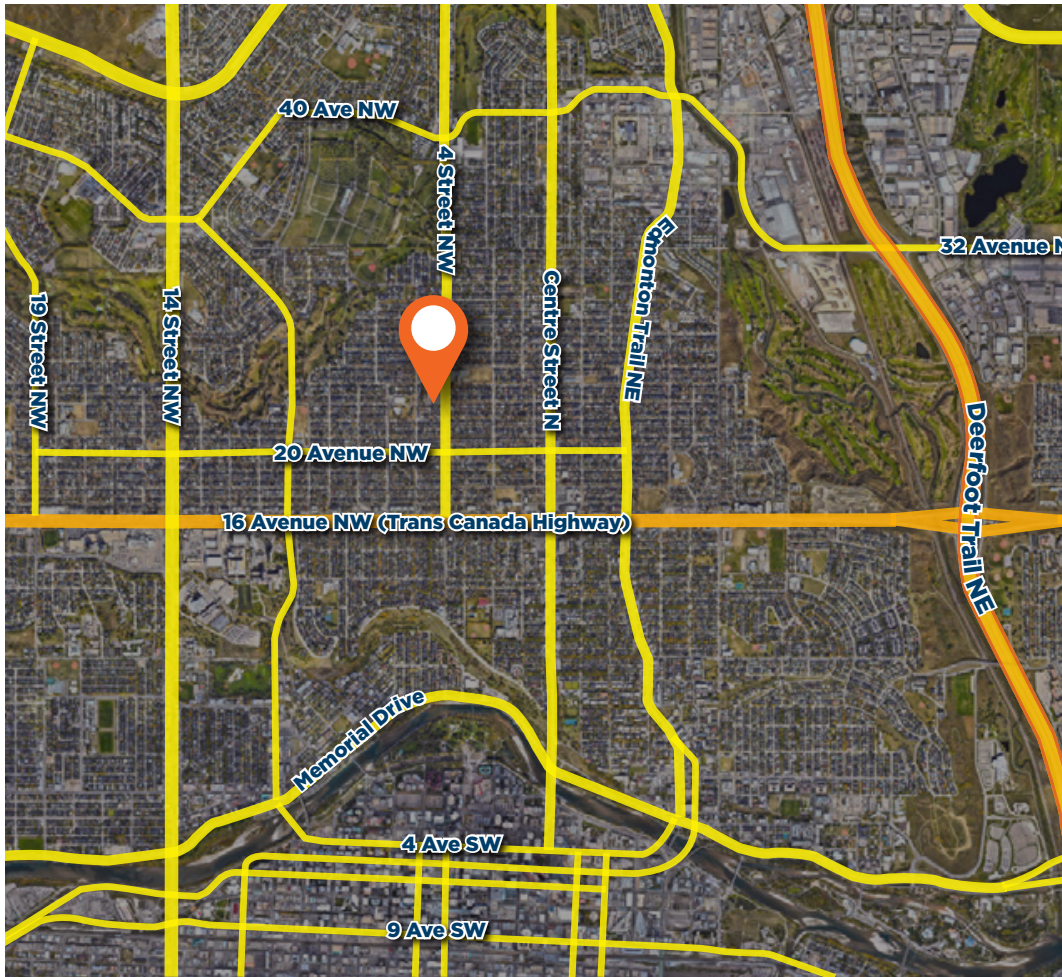


## SUITE'S HIGHLIGHTS

<b>Size:</b>	± 3,914 SF
<b>Lease Rate:</b>	\$13.00 PSF
<b>Operating Costs (Est. 2025):</b> *Utilities included	\$15.66 PSF
<b>Availability:</b>	Immediate

## SUITE'S COMMENTS

- Numerous private offices at various sizes
- Ample natural light
- Common washrooms
- Can be contiguous with Suite 202 & 203 for a total of ± 10,045 SF
- Free ample common parking



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