

CENTRALLY LOCATED OFFICE SPACE

// 4 SUITES AVAILABLE, UP TO 3,936 SF CONTIGUOUS

FOR LEASE

4712, 4716, 4720 16 Avenue NW, Calgary, AB



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PROPERTY HIGHLIGHTS



- 3,936 SF of contiguous office space ideal for professional services;
- The building is well managed and the units have recently been refreshed;
- Scramble parking is available;
- The location provides quick and easy access to all major transportation networks including Trans Canada Highway 1, and Stoney Trail;
- Centrally located and only minutes from Downtown.

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PROPERTY OVERVIEW

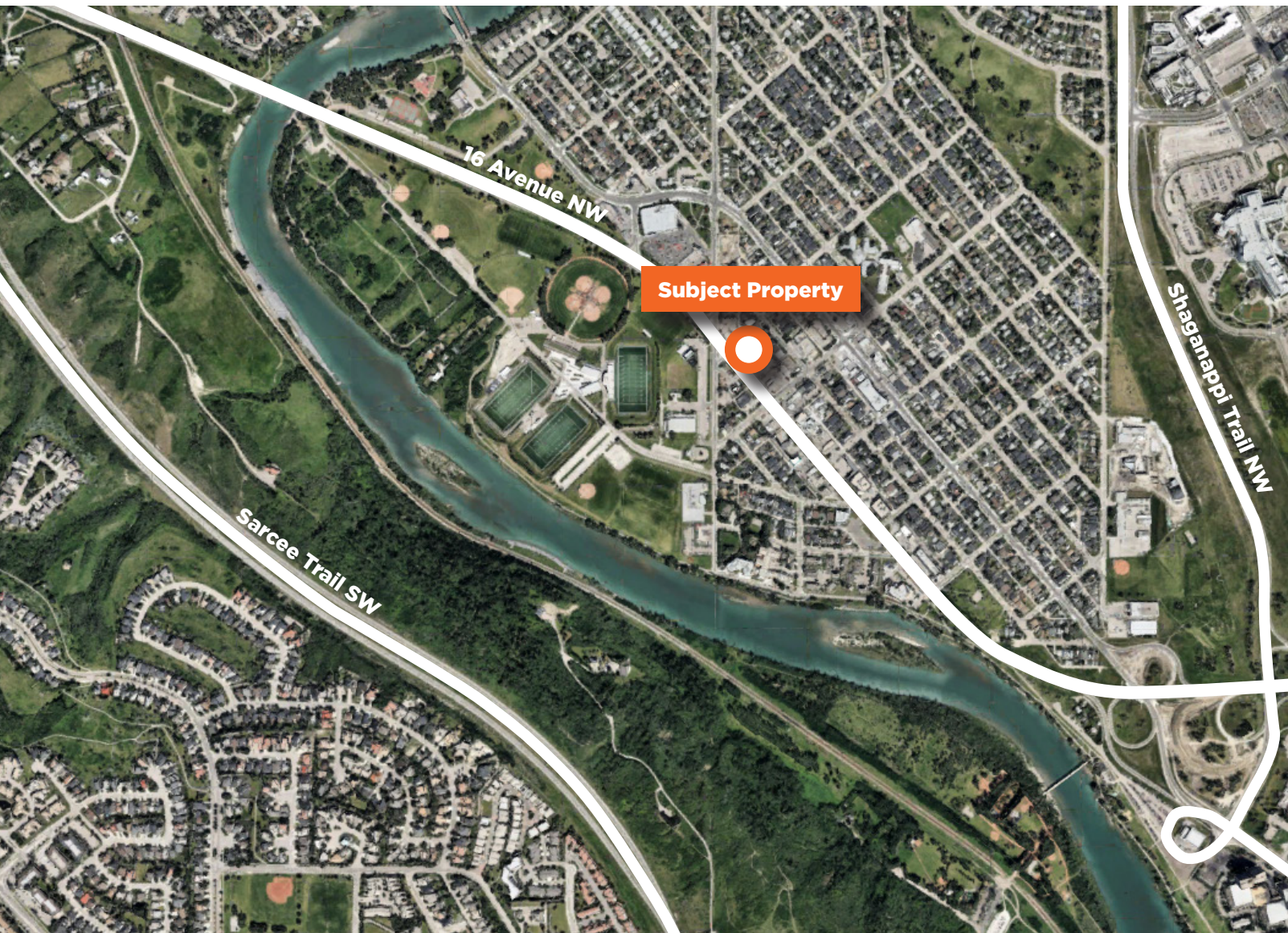
Address:	4712, 4716, 4720 16 Ave NW
District:	Montgomery
Zoning:	C-COR2
Units Available:	Unit 201/201A - 1,966 SF
	Unit 202 - 969 SF
	Unit 203 - 970 SF
	Unit 204 - 904 SF
	Lower Level - Unit 104/104A - 3,226 SF
Exterior Signage:	Subject to landlord approval
Clear Height:	18' (TBV)
Lease Term:	5-10 Years
Net Rent:	Market
Operating Costs:	\$6.00 PSF (TBV)
Availability:	Immediately



LOCATION

Located on 16 Avenue (Trans Canada Highway 1) in NW Calgary, Montgomery District, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Safeway, Tim Hortons, KFC, Humpty's, and numerous Health & Wellness Professionals.**



Drive Times:

Sarcee Trail SW: **4 minutes**

Stoney Trail: **12 minutes**

Calgary Airport: **22 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Banks & Financial Services



Restaurants & Fast Food



Fuel/Charging Stations



Ideal Location



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