

**AVISON
YOUNG**

2020 4th
Street
SW

**MOVE-IN READY MEDICAL
SPACE FOR SUBLEASE**

Tinyan Leung

Vice President
403 969 8038
tinyan.leung@avisonyoung.com

Sean Clark

Vice President
403 813 6476
sean.clark@avisonyoung.com



Property Details

ADDRESS

Suite 330, 2020 – 4 Street SW

SIZE

3,721 sf

AVAILABILITY

60 – 90 days

OPERATING COSTS

\$18.80

SUBLEASE EXPIRY

November 30, 2030

PARKING

8 Stalls (Underground)
\$250/stall/month
Abundance of underground visitor parking

PROPERTY HIGHLIGHTS



PRIME 4TH STREET VISIBILITY

Located along 4th Street SW corridor, with strong daily pedestrian traffic and excellent exposure within the Mission district.



MODERN, FLEXIBLE BUILDOUT

Well-improved professional suite suitable for medical, wellness, or office users.



CONVENIENT PARKING & ACCESS

Excellent access to underground parking, street parking, and transit routes.



URBAN AMENITY-RICH LOCATION

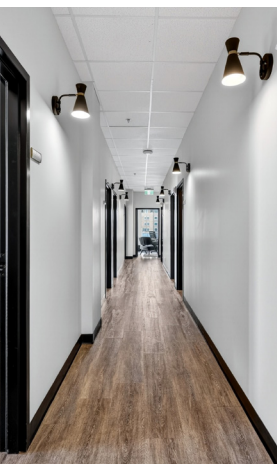
Surrounded by Mission's top restaurants, cafés, fitness studios, and service amenities.



CENTRAL INNER-CITY

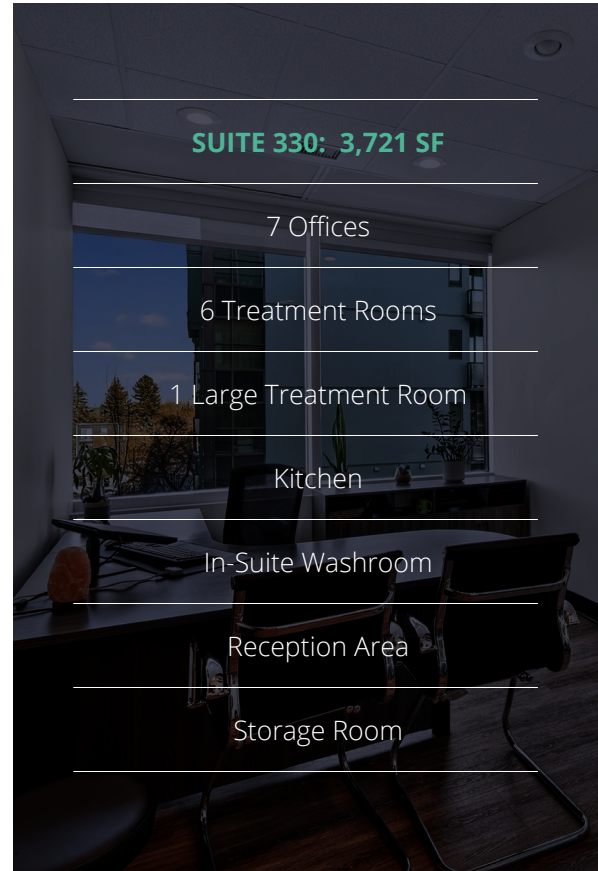
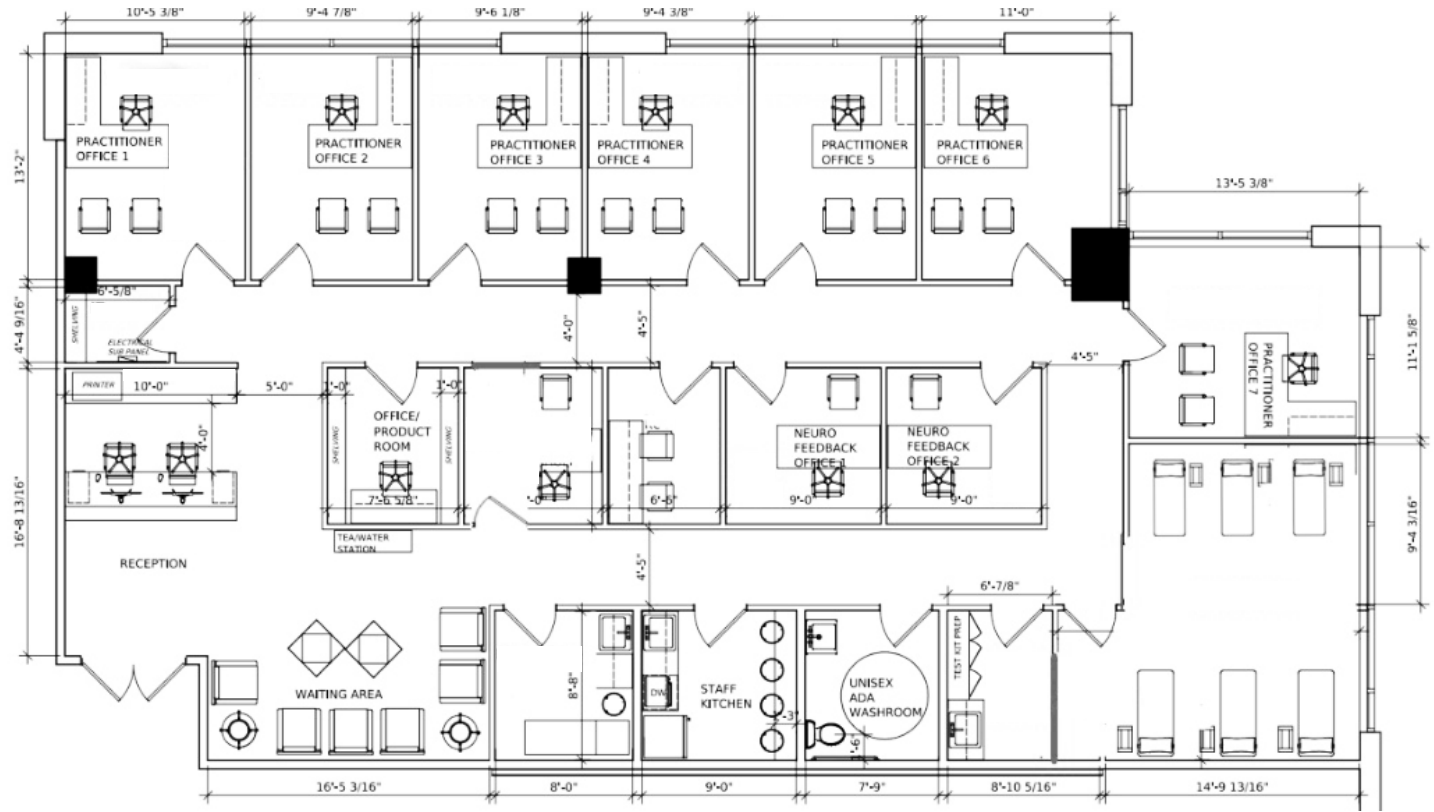
CONNECTIVITY Minutes from Downtown Calgary, the Elbow River pathways, and major arterial routes.







FLOOR PLAN



SUITE 330: 3,721 SF

7 Offices

6 Treatment Rooms

1 Large Treatment Room

Kitchen

In-Suite Washroom

Reception Area

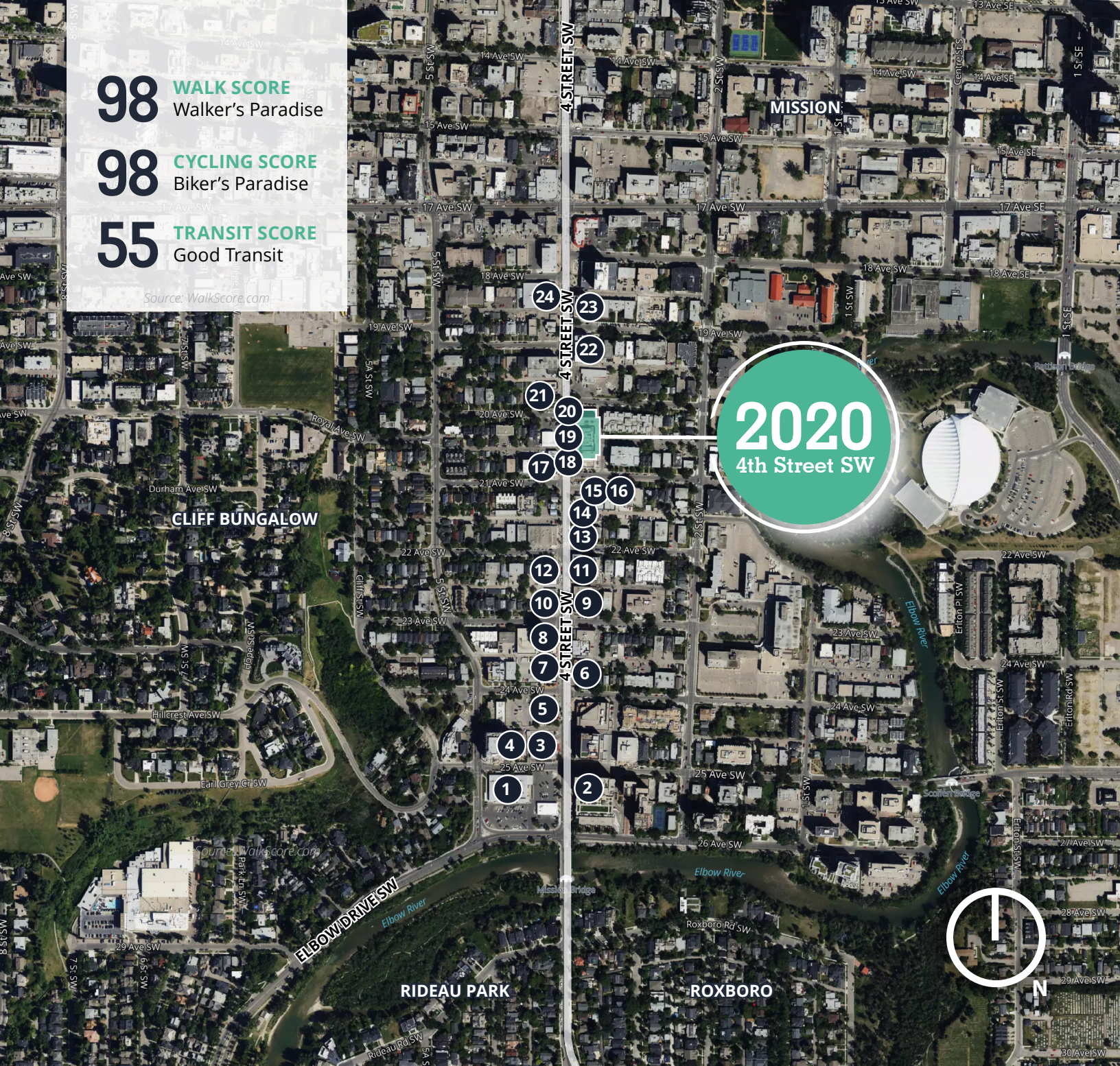
Storage Room

98 WALK SCORE
Walker's Paradise

98 CYCLING SCORE
Biker's Paradise

55 TRANSIT SCORE
Good Transit

Source: WalkScore.com



NEARBY AMENITIES

- | | | |
|-----------------------------------|-----------------------|------------------------|
| 1. Safeway | 9. Mercato Mission | 17. KOKOCUPS Mission |
| 2. Dollarama | 10. Starbucks | 18. Blaze Pizza |
| 3. South Block Barbeque & Brewing | 11. Carino | 19. Shokunin |
| 4. Blue Rock Swim Club | 12. OEB Brakfast Co. | 20. Paris Baguette |
| 5. Earls Kitchen + Bar | 13. Blowers & Grafton | 21. The Unicorn on 4th |
| 6. Mucho Borrto | 14. Añejo Restaurant | 22. Firehouse Subs |
| 7. Joyce on 4th | 15. Ducky's Pub | 23. Royaltea |
| 8. Subway | 16. Kim's Katsu + | 24. Hani Sushi |

AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

Avison Young Commercial Real Estate Services, LP, Brokerage
Suite 4300 - 525 8 Avenue SW, Calgary, AB T2P 1G1, Canada
Office +1 403 262 3082 avisonyoung.ca

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