



Second Floor, 2411 4 Street NW Calgary, Alberta

MLS # A2055478



\$12 per sq.ft.

Lot Size:

Lot Feat:

Division:	Mount Pleasant	
Туре:	Office	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	Hill Park	
Bus. Name:	-	
Size:	20,835 sq.ft.	
Zoning:	-	
	Addl. Cost:	
	Based on Year:	•
	Utilities:	-
	Parking:	

Inclusions: N/A

Heating: Floors: Roof: **Exterior:** Water:

Sewer:

UPDATE - Show suite now available (Option A - 4,375 SF). 20,835 SF second floor office in centrally located northwest neighbourhood; located at Mount Pleasant. Multiple configurations available from 4,375 SF to 20,835 SF. Ample of free surface parking on site. Balcony access available for the front suites. Prominent signage exposure to 4th Street SE. Elevator and stair access to second floor. Commercial restaurant & bar on main floor. Also, child education facility on main floor. Walking distance to cafés/restaurants, sport complexes, and parks. Public transportation available on 4th Street NW, including bus routs #2 and #404. Close proximity to 16 Avenue NE and Centre Street. 5 minutes to Downtown Calgary, and 5 minutes to Deerfoot Trail SE via 16 Avenue NE.