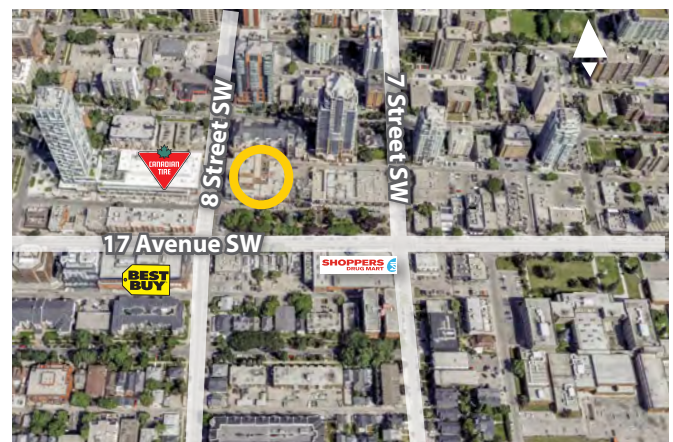


1,651 sf – 3,181 sf



BELTLINE OFFICE SPACE FOR LEASE

Mount Royal Village
880 16th Avenue SW, Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Allan Jones, EXECUTIVE VICE PRESIDENT
c: 403-850-7621 • d: 403-294-7188 • ajones@barclaystreet.com

Murray Ion, VICE PRESIDENT, PARTNER
c: 403-797-3103 • d: 403-294-7179 • mion@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)
c: 516-279-0198 • d: 587-393-9331 • aoconnor@barclaystreet.com

**BARCLAY
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#not in my city

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WWW.BARCLAYSTREET.COM



LEASE INFORMATION

ADDRESS: 880 16th Avenue SW, Calgary

AVAILABLE FOR LEASE:

1,651 sq. ft. — Suite 200

2,891 sq. ft. — Suite 201

3,181 sq. ft. — Suite 400

~~2,196 sq. ft. — Suite 300 — LEASED~~

~~3,728 sq. ft. — Suite 303 — LEASED~~

T.I.A: Negotiable

PARKING: Ample parking is available in the underground parkade at market rate.

OP. COSTS AND TAXES:

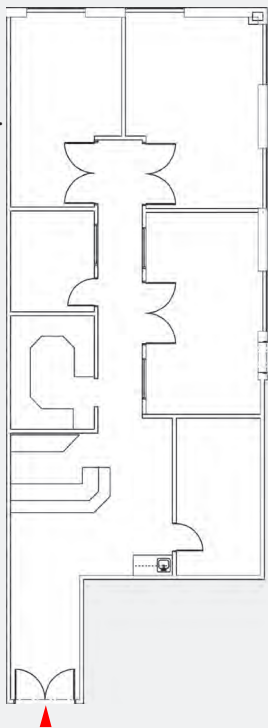
- Floor 2 — \$23.02 per sq. ft. (2026, est.)

- Floors 3-5 — \$26.74 per sq. ft. (2026, est.)

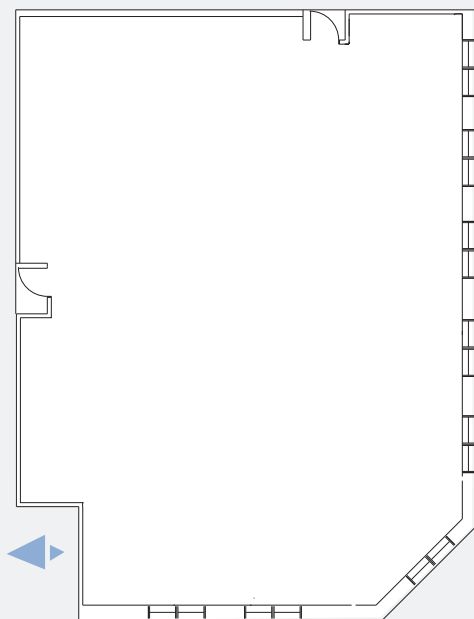
LEASE RATE: Market



SUITE 200
1,651 SQ.FT.



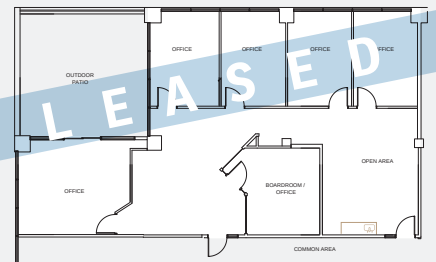
SUITE 201
2,891 SQ.FT. / *New carpet
and paint*



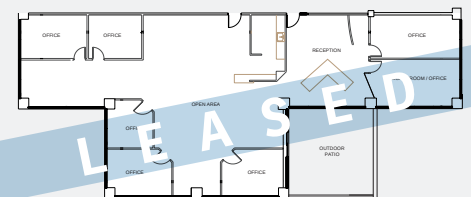
SUITE 400
3,181 SQ.FT.



SUITE 300
2,196 SQ.FT.



SUITE 303
3,728 SQ.FT.



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