

FOR LEASE

# 1026 16 AVENUE NW



LOW OPERATING COST



HIGH-EXPOSURE LOCATION  
ON 16TH AVE NW



PROMINENT SIGNAGE  
OPPORTUNITY



EXCELLENT PARKING  
RATIO & VISITOR PARKING



**Estelle Tran**  
Managing Director  
403 993 2898  
estelle.tran@kpliglobal.com

**Anastasiya Gryshchenko**  
Vice President  
403 888 1748  
anastasiya.gry@kpliglobal.com

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# PROPERTY DETAILS

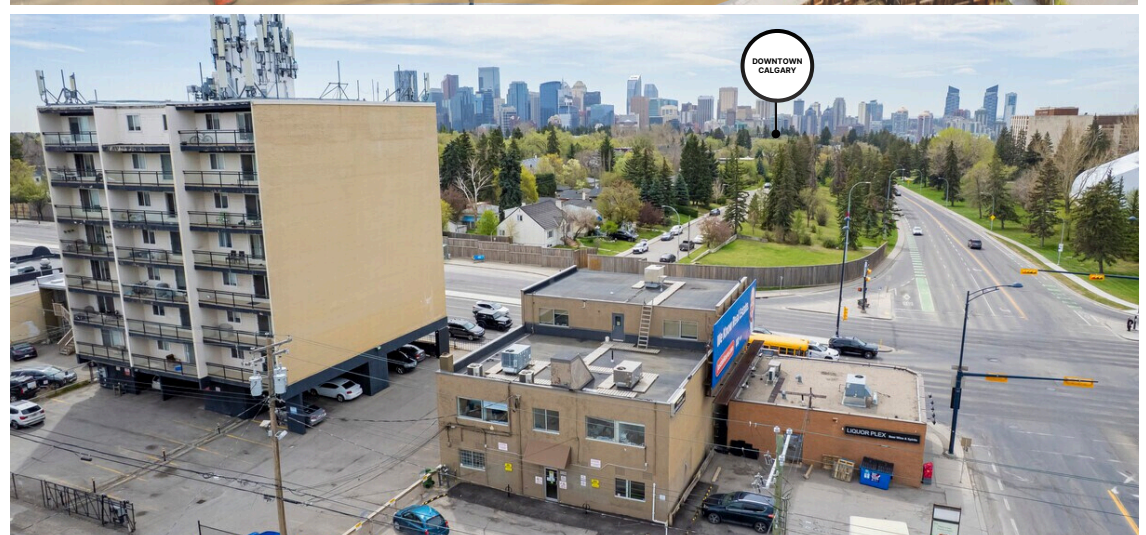
1026 16 AVENUE NW, CALGARY

## AVAILABLE SUITES

Suite 203	1,970 sf
Suite 204 <b>LEASED</b>	1,782 sf

## PROPERTY OVERVIEW

<b>NET RENT</b>	Market Rates
<b>OPERATING COSTS</b>	\$12.00
<b>PARKING</b>	9 visitor parking stalls Up to 20 offsite surface stalls
<b>PARKING COST</b>	\$100 per reserved stall
<b>FLOORS</b>	3
<b>SIGNAGE</b>	Exterior Signage on 16 <sup>th</sup> Avenue



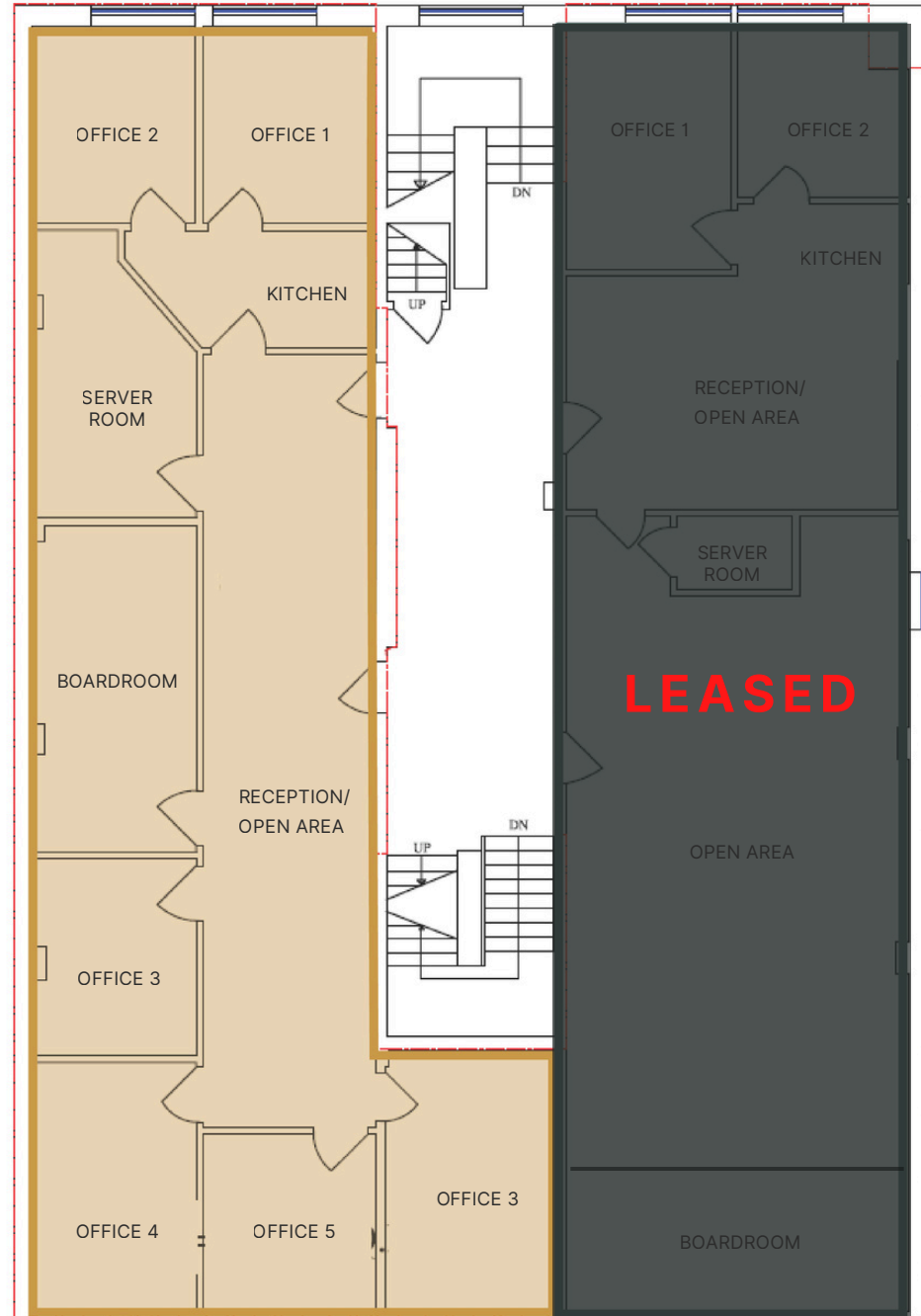
# DEMISING OPTIONS

## Suite 203 1,970 SF

- Reception
- 5 Offices
- Boardroom
- Kitchen
- Server room

## Suite 201 1,782 SF

- Reception
- 3 Offices
- Boardroom
- Open area
- Kitchen
- Server Room



# Suite 203



# Suite 201



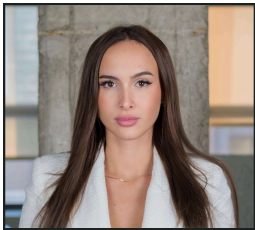
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stelle.tran@kpliglobal.com

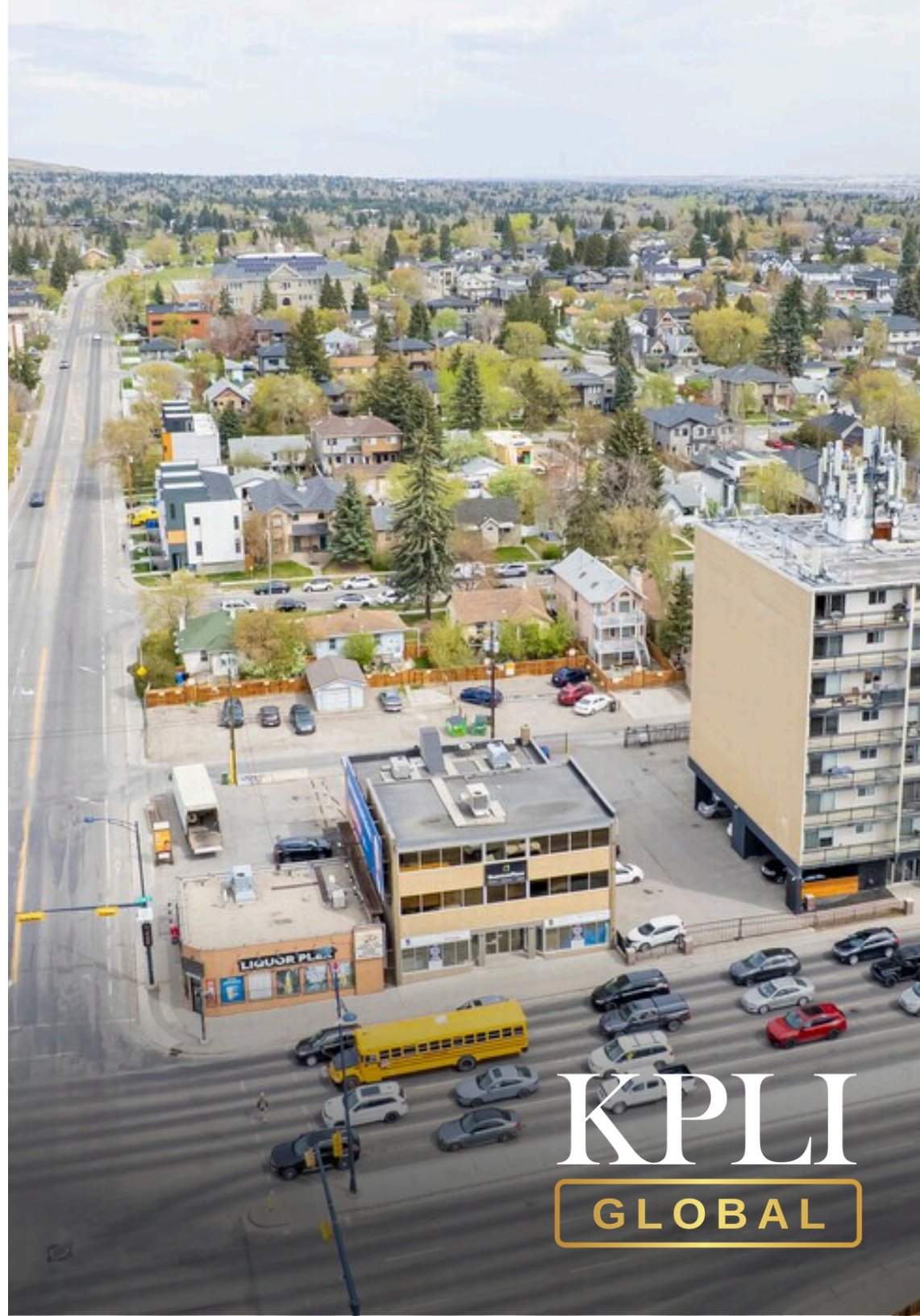


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