

702 sf – 5,924 sf



BELTLINE OFFICE SPACE FOR LEASE

Mount Royal Village
880 16th Avenue SW, Calgary



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LOCAL
EXPERTISE
MATTERS



Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers.

The community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire and Shoppers Drug Mart.

LEASE INFORMATION

ADDRESS: 880 16th Avenue SW, Calgary

AVAILABLE FOR LEASE:

- 1,651 sq. ft. – Suite 200
- 2,891 sq. ft. – Suite 201
- 2,196 sq. ft. – Suite 300 **NEW SHOW SUITE**
- 3,728 sq. ft. – Suite 303
- 702 sq. ft. – Suite 307
- 3,181 sq. ft. – Suite 400
- 1,243 sq. ft. – Suite 501 **C/L**

5,924 sq. ft.

~~2,447 sq. ft. – Suite 301 – LEASED~~

T.I.A: Negotiable

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

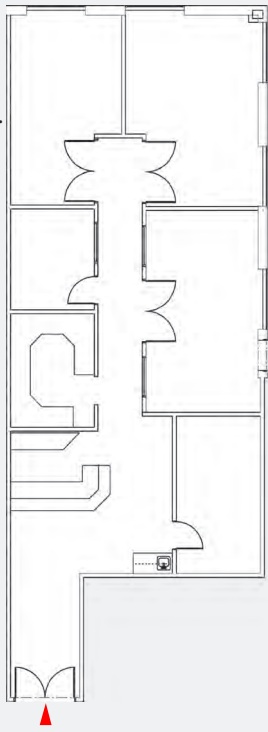
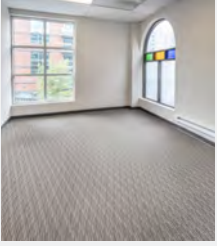
OP. COSTS AND TAXES:

- Floor 2 – \$23.02 per sq. ft. (2026, est.)
- Floors 3-5 – \$26.74 per sq. ft. (2026, est.)

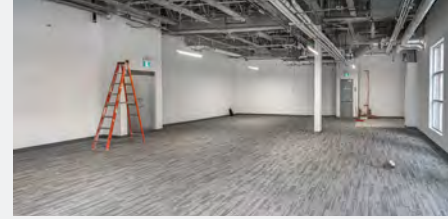
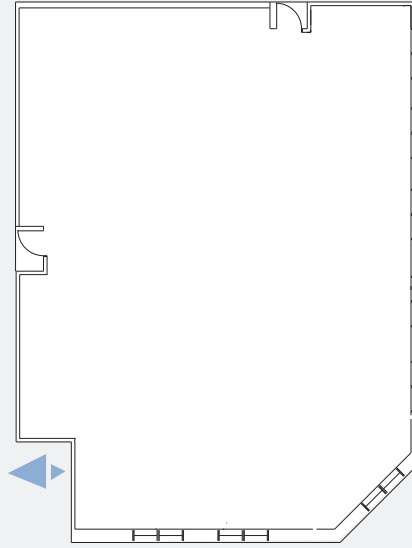
LEASE RATE: Market



SUITE 200
1,651 SQ.FT.

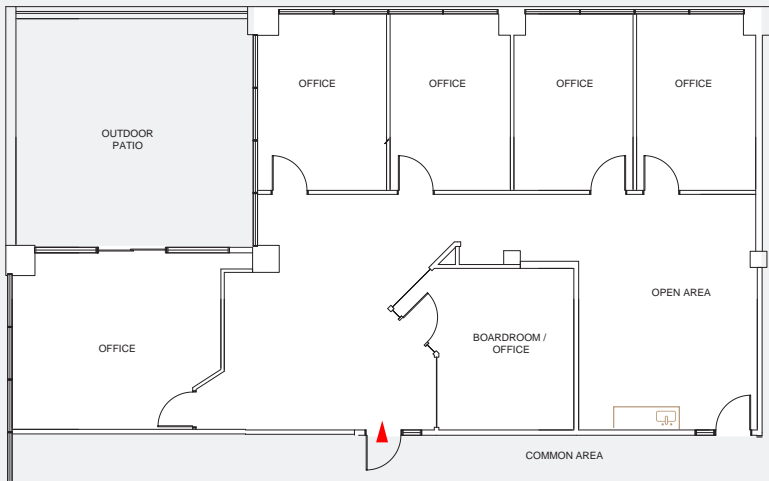


SUITE 201
2,891 SQ.FT. / *New carpet and paint*

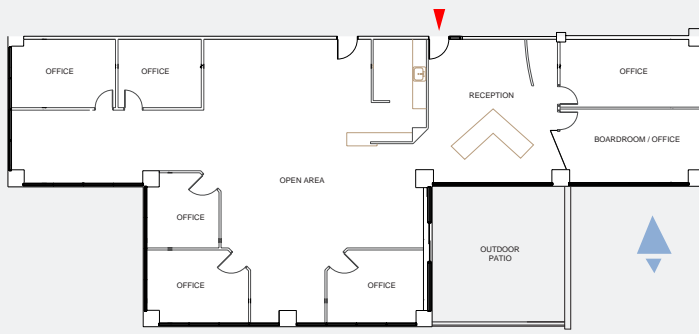


NEW SHOW SUITE

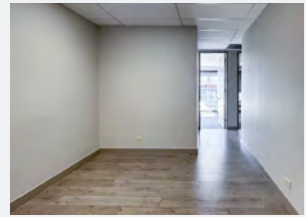
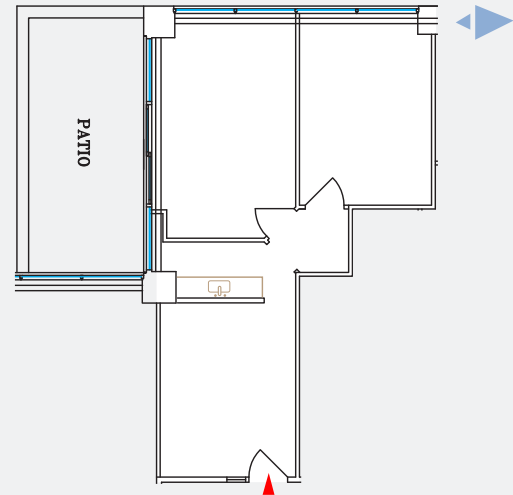
SUITE 300
2,196 SQ.FT.



SUITE 303
3,728 SQ.FT.



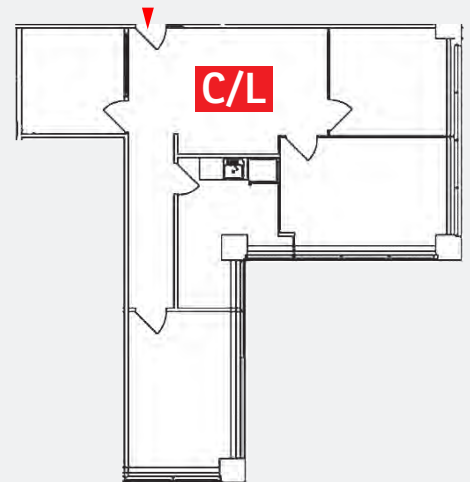
SUITE 307
702 SQ.FT.



SUITE 400
3,181 SQ.FT.



SUITE 501
1,243 SQ.FT.



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