

SECOND FLOOR OFFICE SPACE AT NORTHWEST CALGARY

// From 2,951 to 10,045 SF

FOR LEASE
HILLPARK PARK BUILDING
2411 4 Street NW, Calgary, AB



Lead Broker

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2411 4 Street NW



PROPERTY HIGHLIGHTS

District:	Mount Pleasant, Northwest Calgary		
Zoning:	C-COR 2 (Commercial Corridor 2)		
Available Units	Suite 202:		± 2,951 SF
	Suite 203:		± 3,180 SF
	Suite 202 – 203 (Combined)		± 6,131 SF
	Suite 205:		± 3,914 SF
	Remaining 2nd Second Floor:		± 10,045 SF
Parking:	Ample free common parking		
Lease Rate:	\$13.00 PSF – \$15.00 PSF		
Operating Costs (Est. 2026):	\$16.15 PSF		
*Utilities included			
Availability:	Immediate		

FOR LEASE | 2411 4 Street NW, Calgary, AB

PROPERTY OVERVIEW

- Multiple configurations from 2,951 SF to a total of 10,045 SF
- Ample free surface parking
- Common washrooms
- Elevator and stair access to the second floor
- Prominent signage exposure to 4th Street NW
- Commercial restaurant & bar on main floor
- Walking distance to cafe/restaurants, sport complexes, and parks
- Bus transportation on 4th Street NW, including bus routes #2 and #404
- Close proximity to 16th Avenue NE and Centre Street
- 5 Minutes to Downtown Calgary and 5 minutes to Deerfoot Trail NE via 16th Avenue NE



FLOOR PLAN



SUITE 202
± 2,951 SF



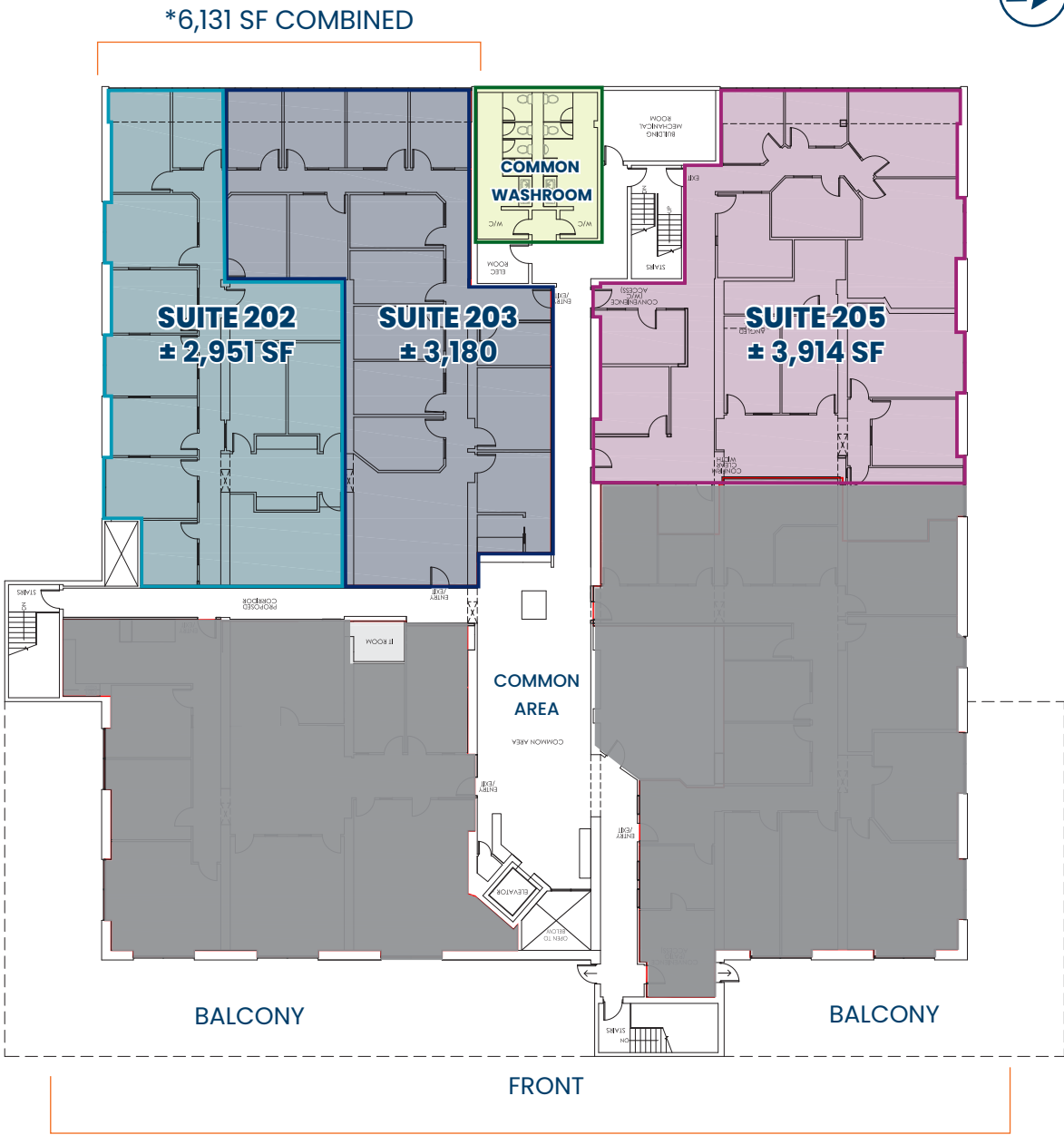
SUITE 203
± 3,180 SF

**SUITE 202 - 203
(COMBINED)**
± 6,131 SF



SUITE 205
± 3,914 SF

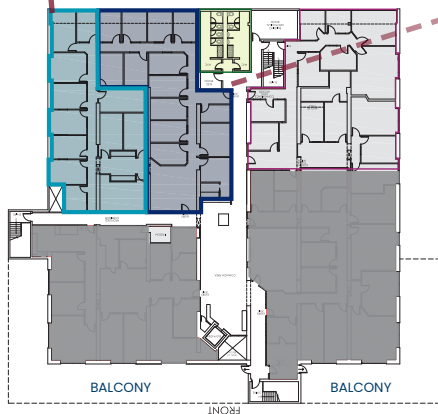
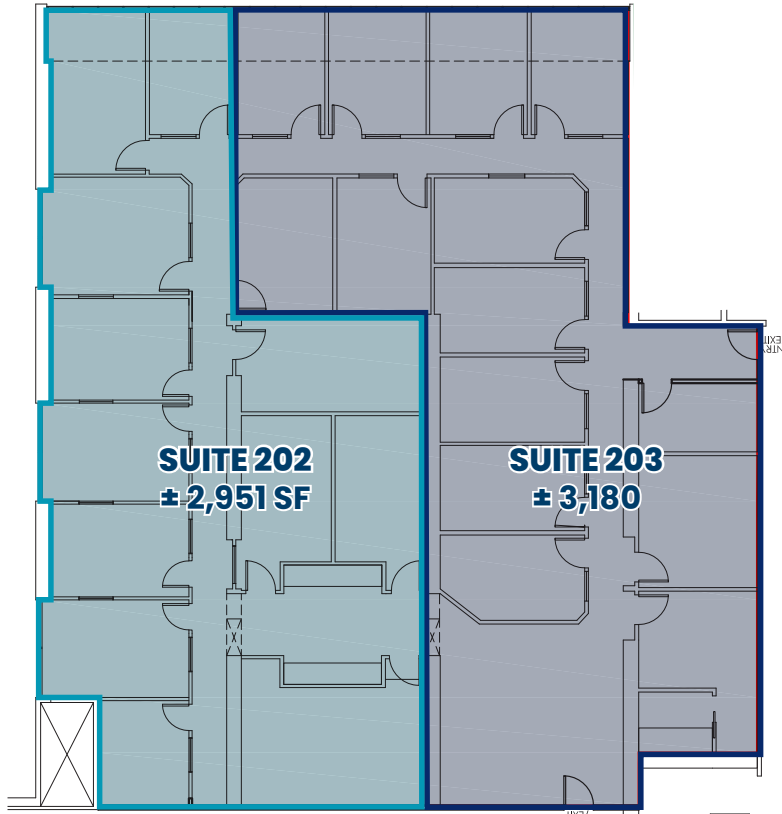
**REMAINING
2ND FLOOR**
± 10,045 SF



REMAINING 2ND FLOOR
± 10,045 SF

• Note: Floor plan not exactly as shown; for illustration purposes only

SUITE 202 – 203 | ±2,951 – 6,131 SF



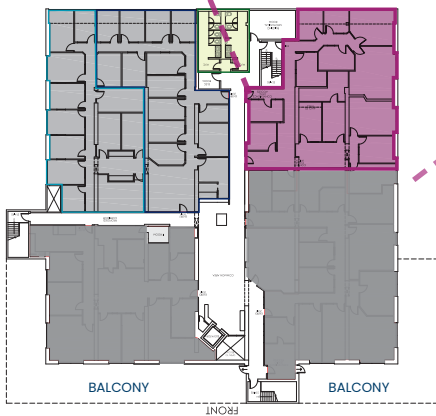
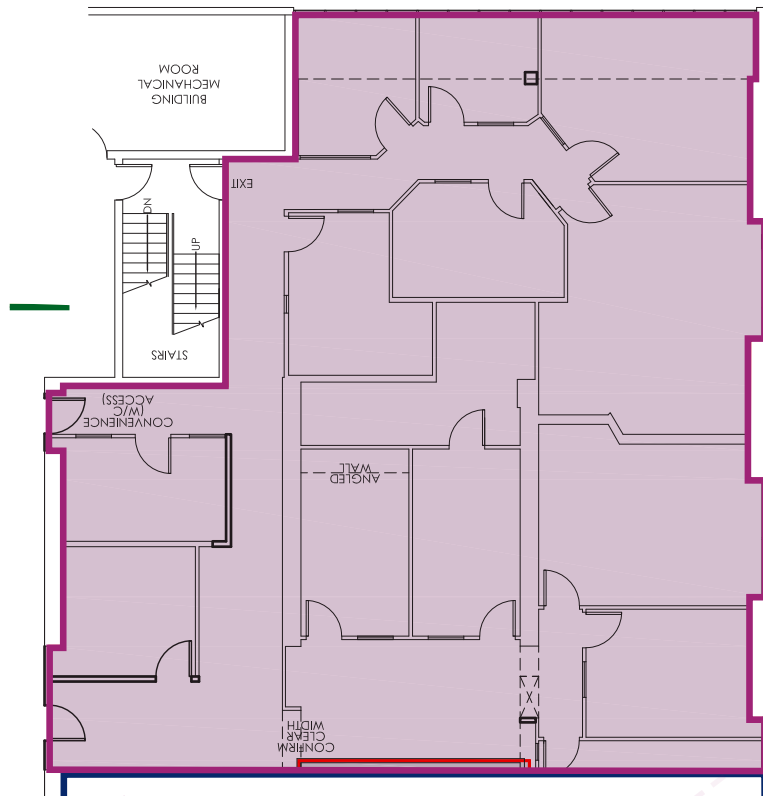
SUITES' HIGHLIGHTS

Suites Available:	Suite 202	± 2,951 SF
	Suite 203	± 3,180 SF
	Suite 202 – 203	± 6,131 SF
Lease Rate:		\$13.00 PSF – \$15.00 PSF
Operating Costs (Est. 2026):		\$16.15 PSF
*Utilities included		
Availability:		Immediate

SUITES' COMMENTS

- Total of 6,131 SF with ability to be demised to ± 2,951 SF and ± 3,180 SF
- Numerous private offices at various sizes
- Ample natural light
- Common washrooms
- Can be contiguous with Suite 205 for a total of ± 10,045 SF
- Free ample common parking

SUITE 205 | ± 3,914 SF

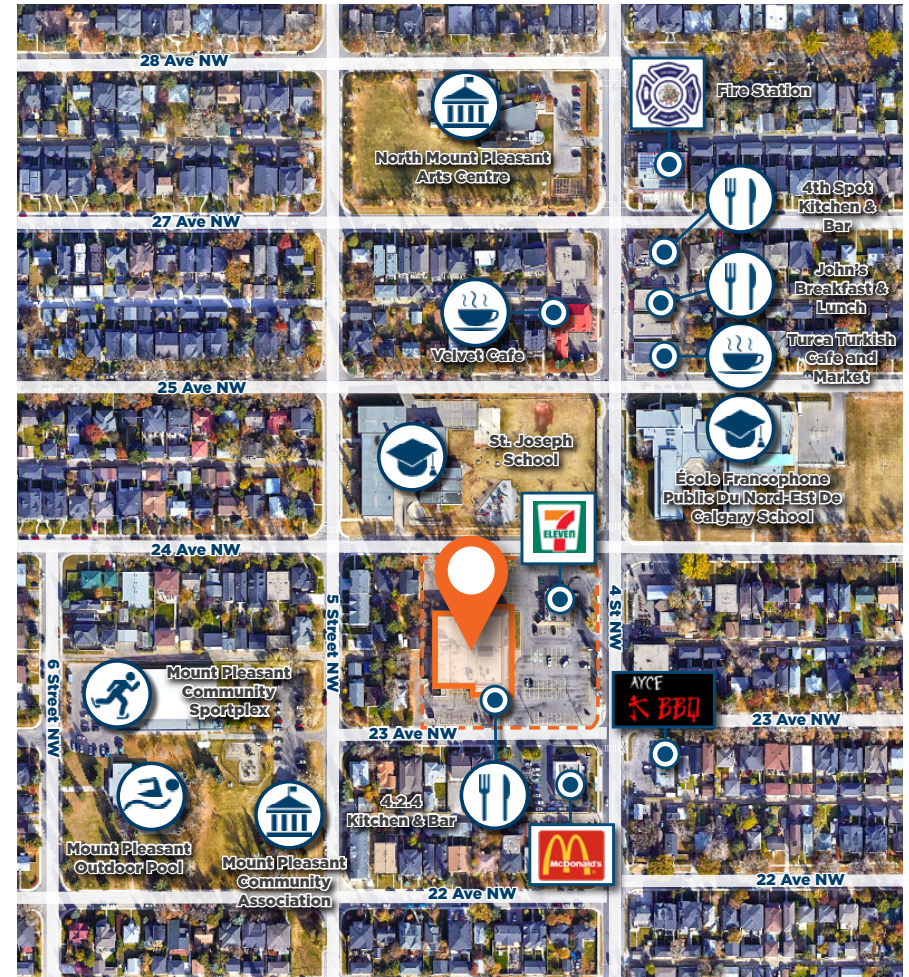
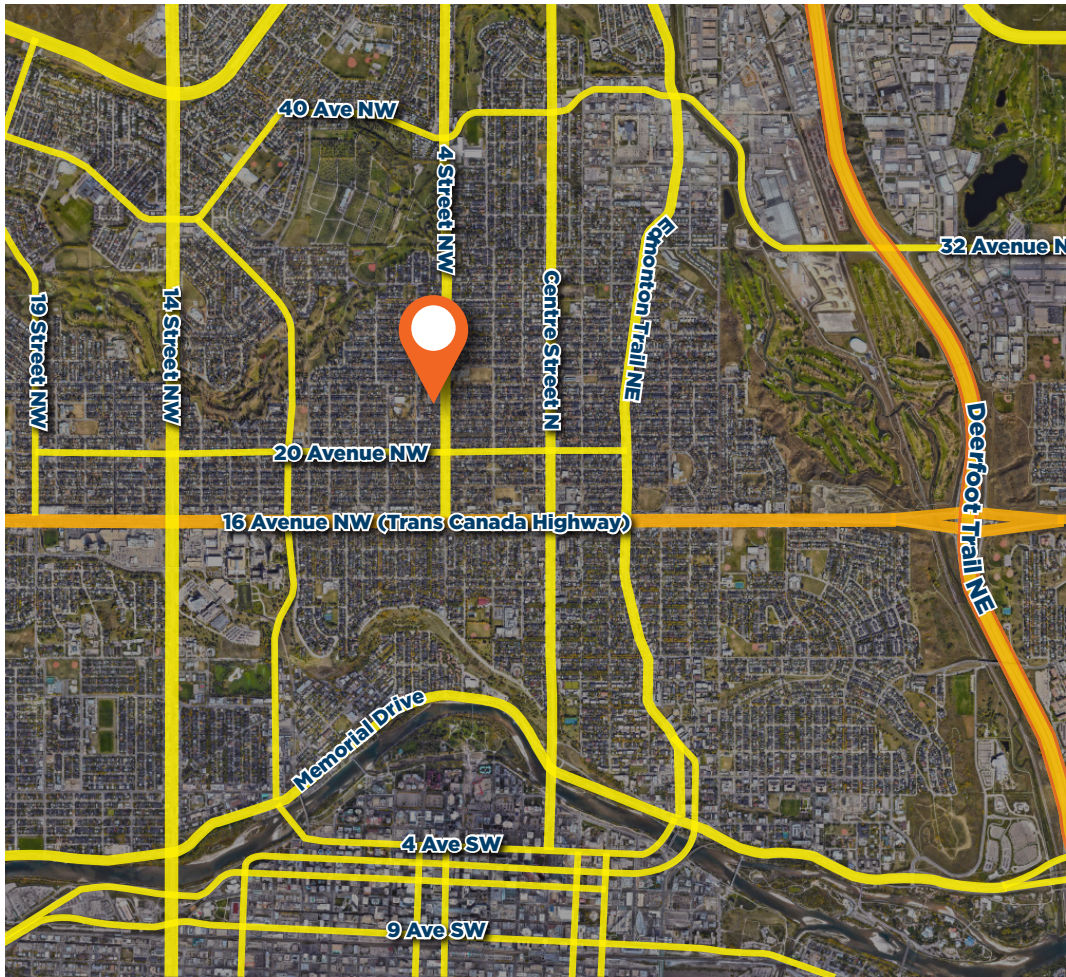


SUITE'S HIGHLIGHTS

Size:	± 3,914 SF
Lease Rate:	\$13.00 PSF – \$15.00 PSF
Operating Costs (Est. 2026): *Utilities included	\$16.15 PSF
Availability:	Immediate

SUITE'S COMMENTS

- Numerous private offices at various sizes
- Ample natural light
- Common washrooms
- Can be contiguous with Suite 202 & 203 for a total of ± 10,045 SF
- Free ample common parking



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SUITE 202
± 2,951 SF



SUITE 203
± 3,180 SF

**SUITE 202 - 203
(COMBINED)**
± 6,131 SF



SUITE 205
± 3,914 SF

**REMAINING
2ND FLOOR**
± 10,045 SF

