

# Mission Centre

Office Space For Lease



**FOR LEASE**

2303 4<sup>th</sup> Street SW | Calgary, AB

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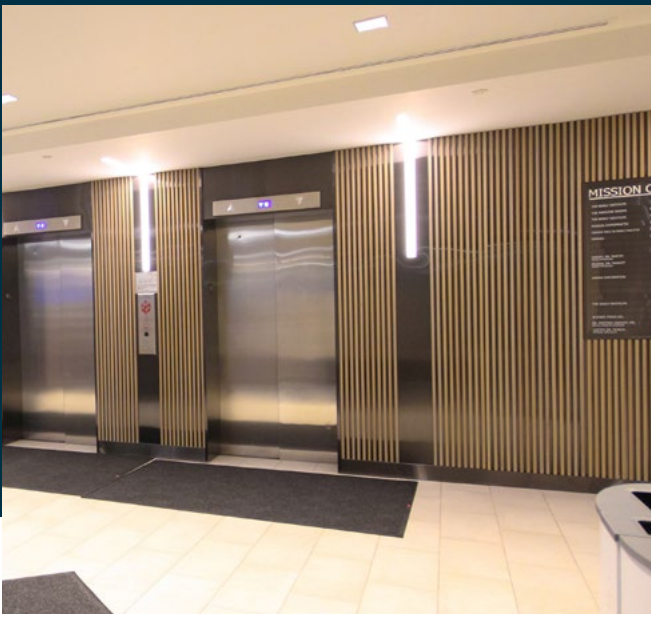


# Property Overview

<b>Available Space</b>	Suite 104: 3,030 SF <a href="#">Move-In Ready Medical Space</a> Suite 302: 2,412 SF <a href="#">Former Dental Office</a> Suite 406: 1,632 SF <a href="#">Show Suite Recently Completed</a> Suite 1010: 2,805 SF <a href="#">Available Immediately</a>
<b>Virtual Tours</b>	Please See Floor Plan Pages for Virtual Tours
<b>Net Rent</b>	Market Rates
<b>Operating Costs (2025 Estimate)</b>	CAM: \$21.60 PSF/Annum Tax: \$4.14 PSF/Annum Total: \$25.74 PSF/Annum
<b>Term</b>	5-10 Years
<b>Parking</b>	1 Stall Per 488 SF \$225/Stall/Month // Unreserved Covered \$250/Stall/Month // Reserved Underground \$140/Stall/Month // Rooftop Unreserved
<b>Building Size</b>	76,410 SF
<b>Year Built</b>	1974
<b>Floors</b>	11
<b>Building Hours</b>	6:30am to 6:30pm // Monday to Friday 6:45am to 5:00pm // Saturday
<b>Fibre Provider</b>	Rogers and Telus
<b>Transit Access</b>	1.2 km from Erilton Stampede LRT Station Served by Bus Routes #3, #17, and #449

## Building Systems for Medical Tenants

- Central Medical Air System (100 PSI Class 0 Compressed Air via Ingersoll Rand W4i Oil-Free Scroll Air Compressor with Ingersoll Rand D42IN Refrigerated Air Dryer)
- Amalgam Separator System (Installed in 2021)



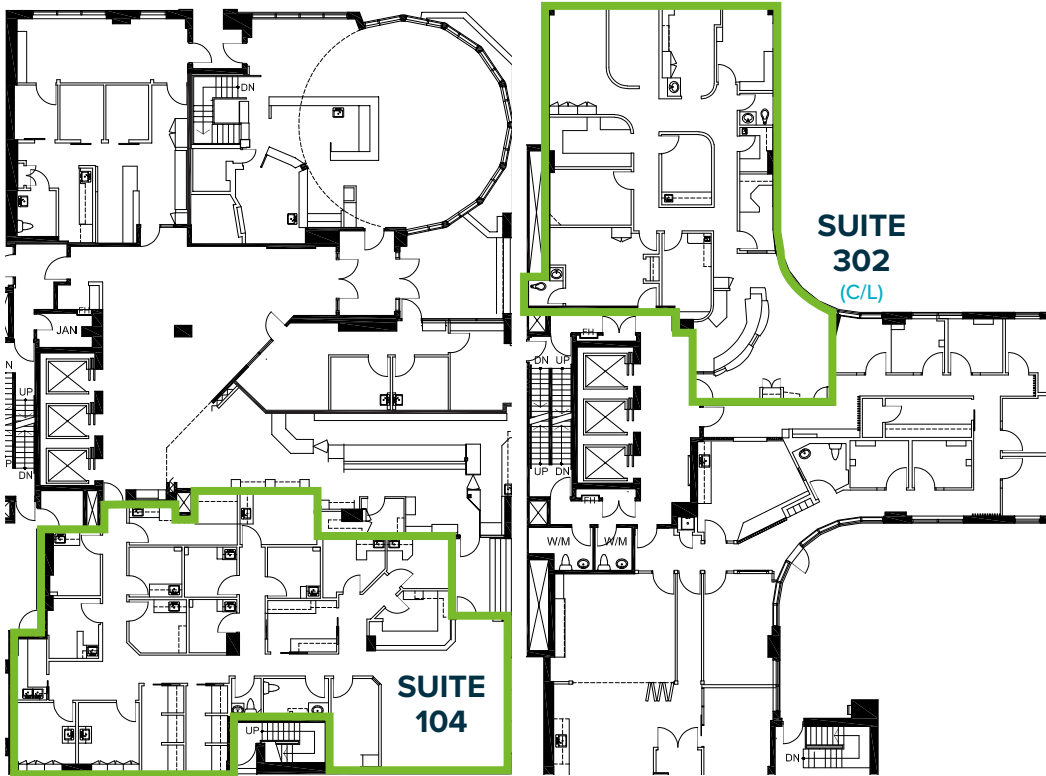
Mission Centre | Calgary, AB

# Floor Plans



## MAIN FLOOR

## THIRD FLOOR



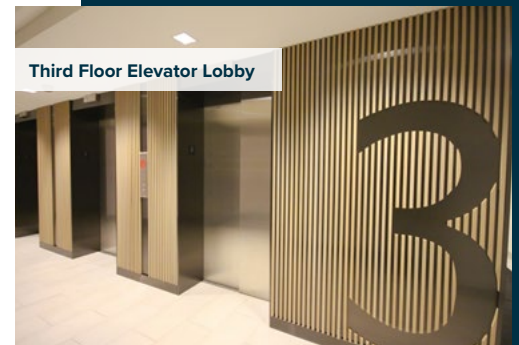
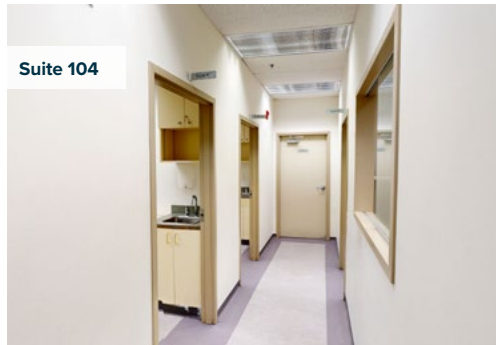
### SUITE 104 | 3,030 SF

- Move-In Ready Medical Space
- Exclusive Exterior Entrance and Signage Opportunity Facing 4th Street SW
- 12 Treatment Rooms
- Medical Device Reprocessing Room
- 3 Private Offices
- Kitchenette & Staff Room
- Dedicated Washrooms



### SUITE 302 | 2,412 SF

- Former Dental Office
- 8 Patient Exam Rooms
- Kitchen
- Reception
- Storage

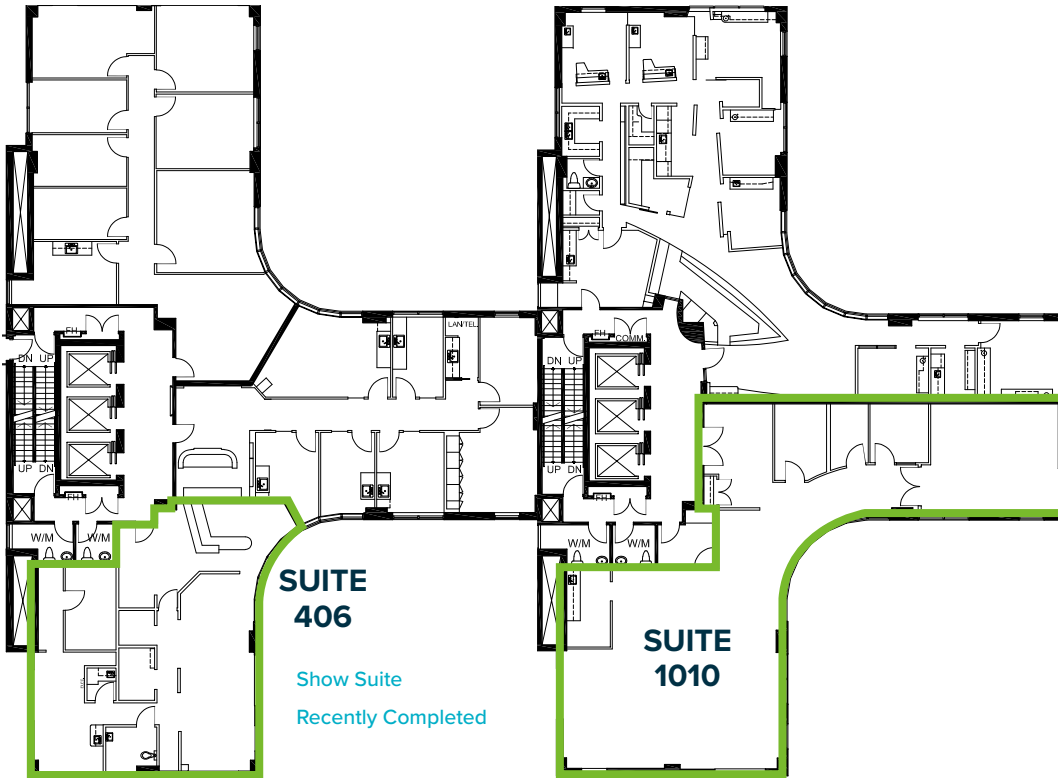


# Floor Plans



## FOURTH FLOOR

## TENTH FLOOR



### SUITE 406 | 1,632 SF

Show Suite Recently Completed

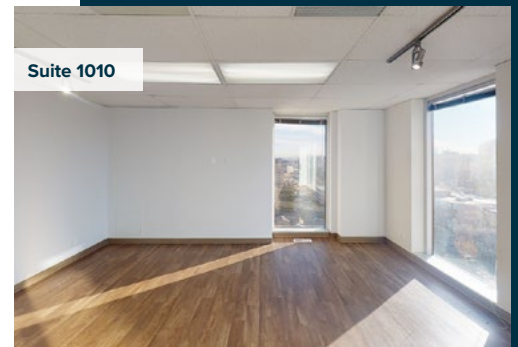
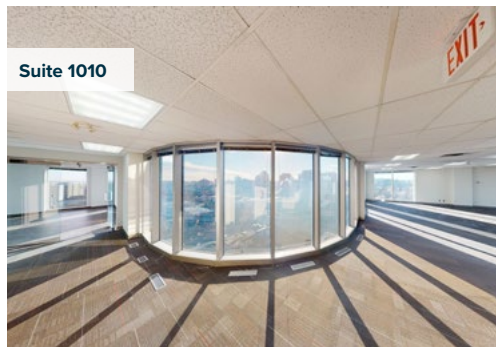
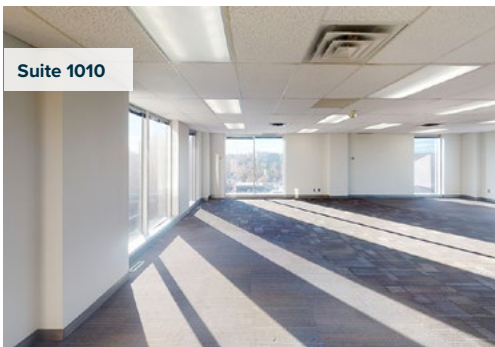
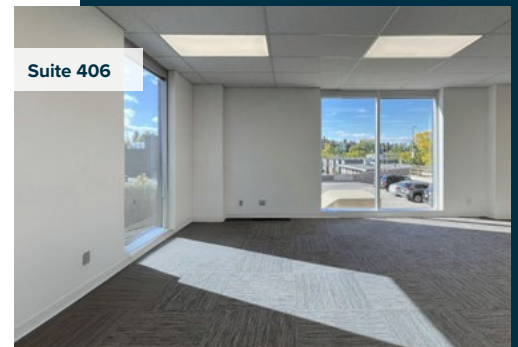
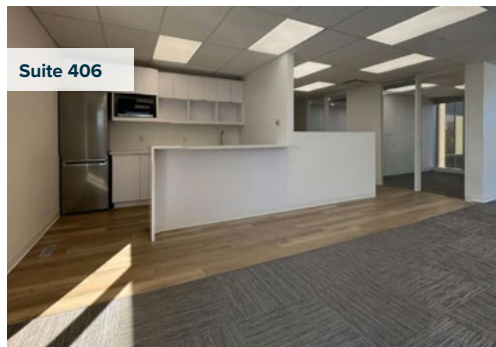
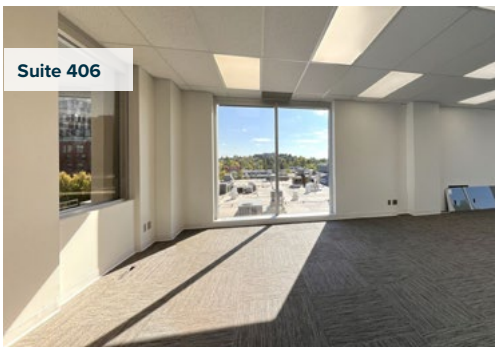
- 1 Office
- Meeting Room
- Open Area for 8 Workstations
- Kitchen
- Reception



### SUITE 1010 | 2,805 SF

Available Immediately

- 2 Offices
- Boardroom
- Kitchenette
- Reception
- Server Room



# Nearby Amenities

- 1 EARLS TIN PALACE
- 2 JOYCE ON 4TH
- 3 SUBWAY // VIN ROOM
- 4 FAMOSO PIZZERIA
- 5 STARBUCKS
- 6 PHIL & SEBASTIAN // OEB
- 7 REFORMED PILATES
- 8 THE UNICORN ON 4TH
- 9 SEED N SALT // SHOKUNIN
- 10 BLAZE PIZZA
- 11 ANEJO // BLOWERS & GRAFTON
- 12 PURPLE PERK
- 13 MERCATO
- 14 BARRY'S // LULULEMON
- 15 MUCHO BURRITO
- 16 SHOPPERS DRUG MART



FOR LEASE



## Meet Your Building Management Team



Epic Investment Services is a fully integrated Canadian real estate platform with deep experience in every aspect of commercial real estate. For over two decades, we have been a trusted partner in property operation and management proven by our approach in creating value for our customers:

- Proactively Responding to Customers' Needs
- Optimizing for Operational Excellence
- Create a Welcoming and Healthy Environment for all Tenants and Guests

Tenant Service Requests: 310-Epic (3742)

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