

FOR LEASE

MOUNTAINVIEW BUSINESS CAMPUS

BUILDING 200, 4000 4 STREET SE



PROPERTY HIGHLIGHTS



1.2 km to the North Bound 39th Ave CTrain Station



Fully furnished, move-in ready



Upgraded lobby and common area washrooms



"A" Class Office Complex



Surface parking is available at 3 stalls per 1000 SF at no charge



Building is equipped with a conference/event/flex space on main floor



Building signage available facing Blackfoot Trail



Access to tenant fitness centre in Building 300

STUART WATSON

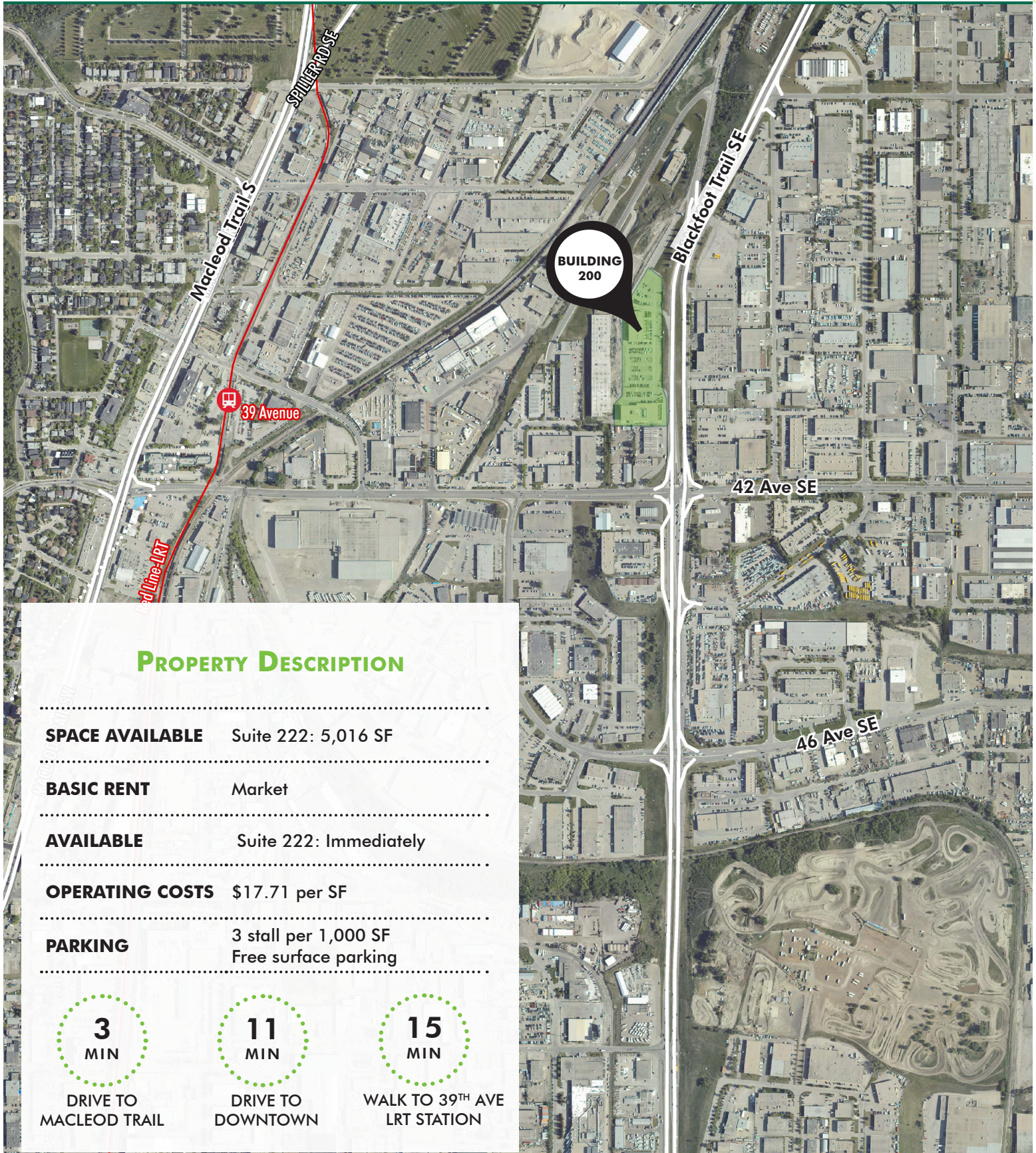
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CBRE

MOUNTAINVIEW BUSINESS CAMPUS OVERVIEW



PROPERTY DESCRIPTION

SPACE AVAILABLE	Suite 222: 5,016 SF
BASIC RENT	Market
AVAILABLE	Suite 222: Immediately
OPERATING COSTS	\$17.71 per SF
PARKING	3 stall per 1,000 SF Free surface parking

3

MIN

DRIVE TO
MACLEOD TRAIL

11

MIN

DRIVE TO
DOWNTOWN

15

MIN

WALK TO 39TH AVE
LRT STATION

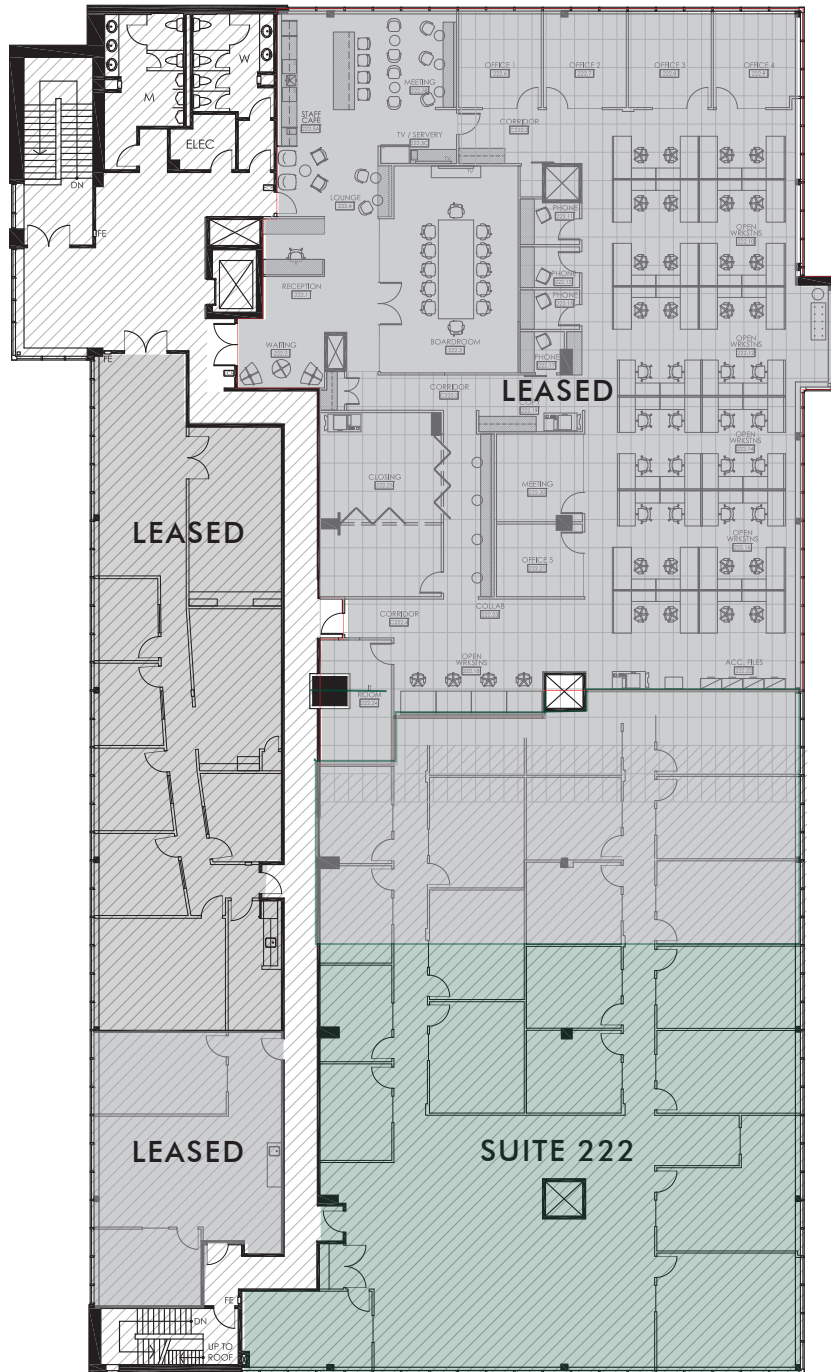
THE PROPERTY



FLOOR PLANS



SUITE 222:
5,016 SF

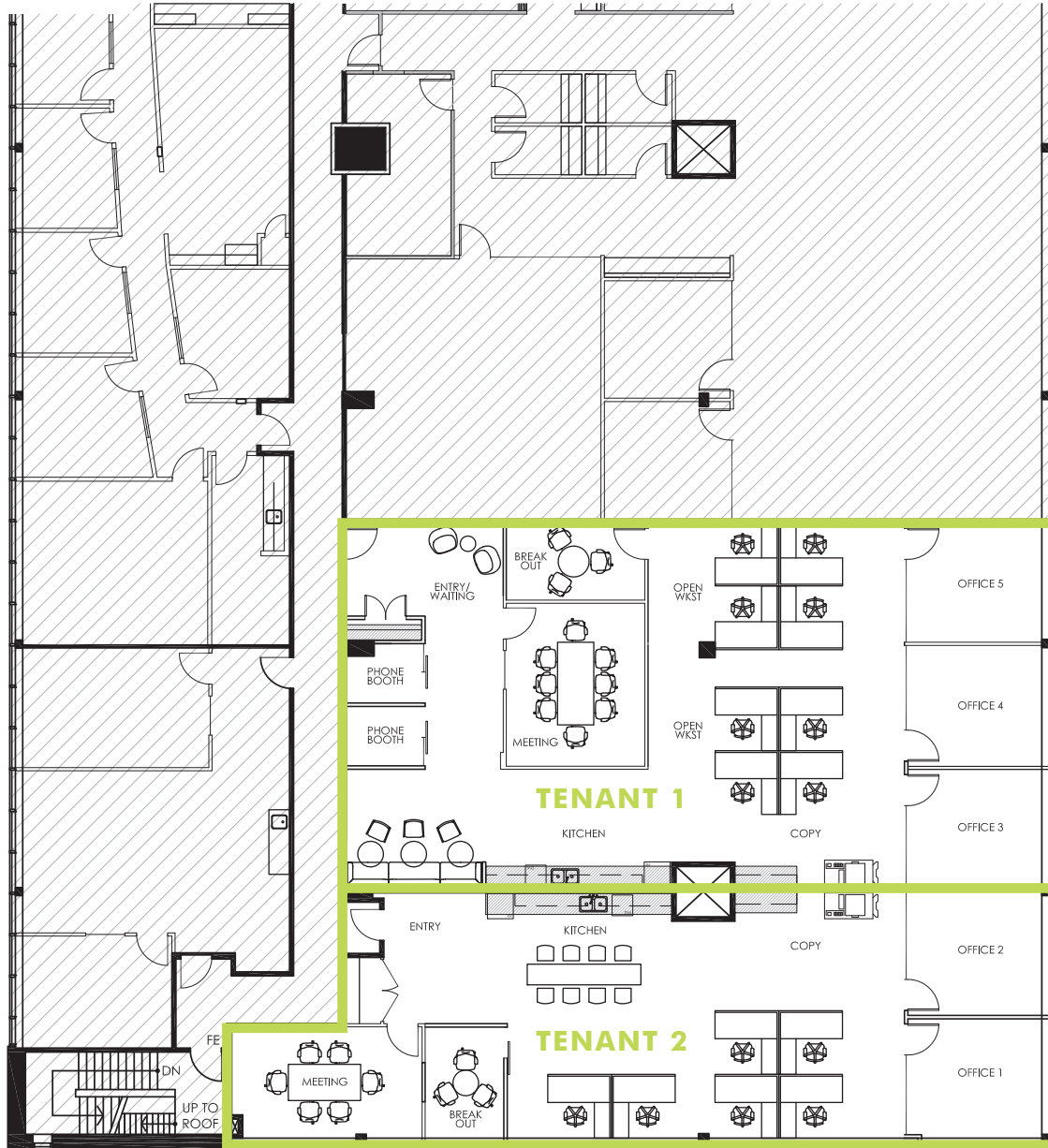


FLOOR PLANS

2 TENANT OPTION PLAN: SUITE 222

TENANT 1:
2,882 SF

TENANT 2:
2,134 SF



SUITE 222



PROPERTY OVERVIEW



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