

1,651 sf – 5,924 sf



BELTLINE OFFICE SPACE FOR LEASE

Mount Royal Village
880 16th Avenue SW, Calgary



Allan Jones, EXECUTIVE VICE PRESIDENT
c: 403-850-7621 • d: 403-294-7188 • ajones@barclaystreet.com

Murray Ion, VICE PRESIDENT, PARTNER
c: 403-797-3103 • d: 403-294-7179 • mion@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)
c: 516-279-0198 • d: 587-393-9331 • aconnor@barclaystreet.com



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 **C/L** SHOW SUITE
- 3,728 sq. ft. – Suite 303 **C/L** 5,924 sq. ft.
- 3,181 sq. ft. – Suite 400

~~702 sq. ft. – Suite 307 – LEASED~~

~~1,243 sq. ft. – Suite 501 – LEASED~~

T.I.A: Negotiable

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

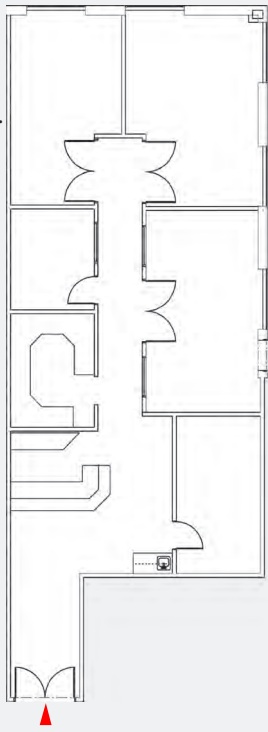
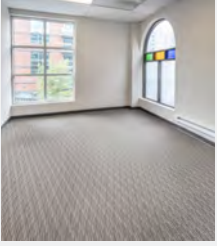
OP. COSTS AND TAXES:

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

LEASE RATE: Market

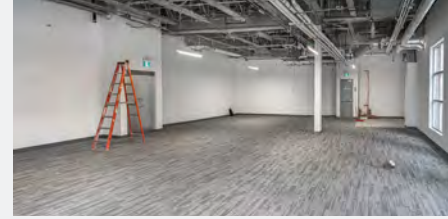
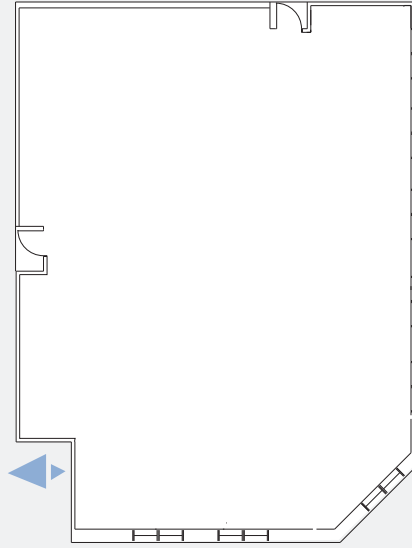


SUITE 200
1,651 SQ.FT.



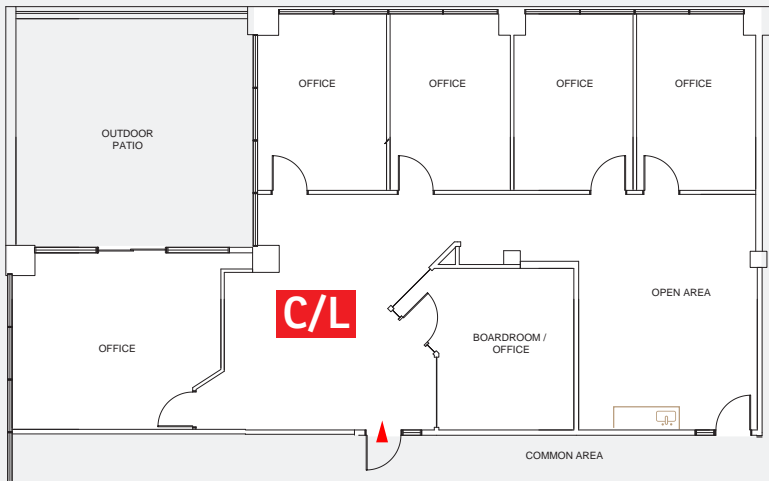
SUITE 201
2,891 SQ.FT.

*New carpet
and paint*

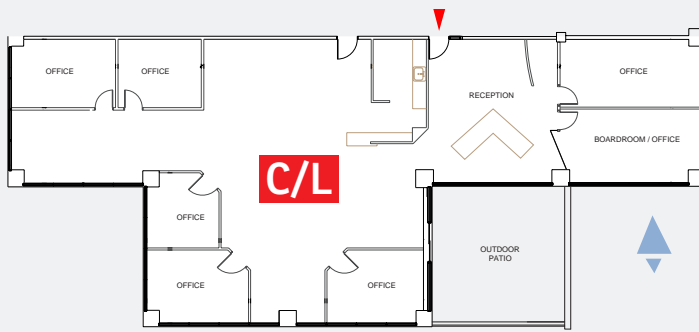


NEW SHOW SUITE

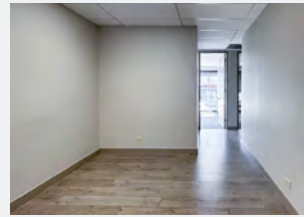
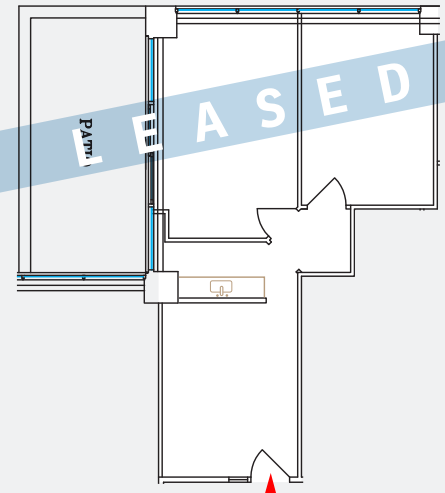
SUITE 300
2,196 SQ.FT.



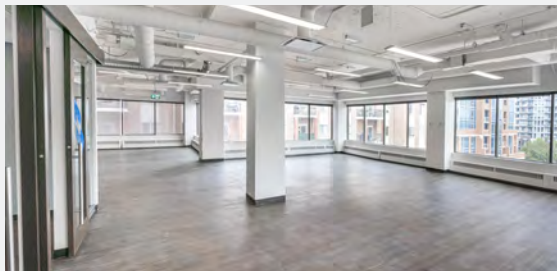
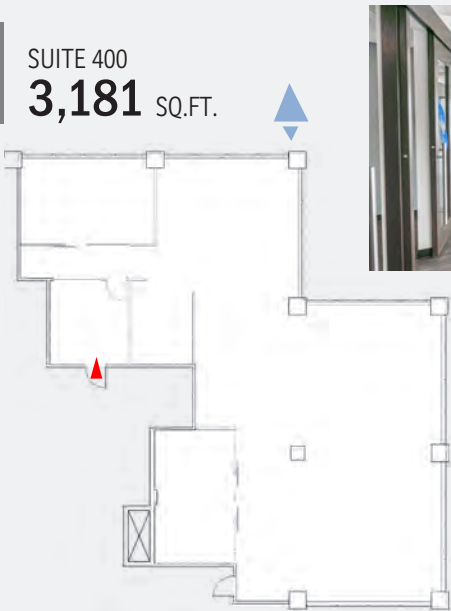
SUITE 303
3,728 SQ.FT.



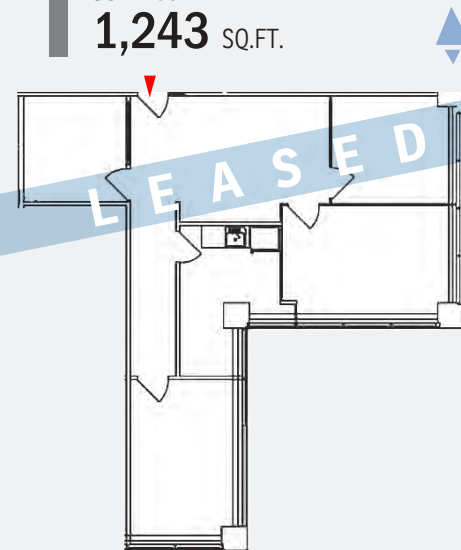
SUITE 307
702 SQ.FT.



SUITE 400
3,181 SQ.FT.



SUITE 501
1,243 SQ.FT.



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