

**Suite 203, 2411 4 Street NW  
Calgary, Alberta**

**MLS # A2286561**



**\$12 per sq.ft.**

**Division:** Mount Pleasant

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Hill Park

**Bus. Name:** -

**Size:** 3,914 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Suite 203 (3,914 SF) – Second-floor office located in the centrally situated northwest neighbourhood of Mount Pleasant. Features multiple private offices of various sizes with abundant natural light. Ample free surface parking available on site. Prominent signage exposure to 4th Street NW. Elevator and stair access to the second floor. A commercial restaurant and bar, as well as a child education facility, are located on the main floor. Walking distance to caf&eacute;s, restaurants, sports complexes, and parks. Public transportation is available on 4th Street NW, including bus routes #2 and #404. Close proximity to 16 Avenue NE and Centre Street. Just 5 minutes to Downtown Calgary and 5 minutes to Deerfoot Trail SE via 16 Avenue NE. Pictures displayed are from Show Suite 201 and are provided to illustrate potential improvements.