

## OFFICE SPACE AT NORTHWEST CALGARY

// 4,375 to 15,853 SF on the Second Floor  
& 439 SF Available on the Main Floor

# FOR LEASE

## HILLPARK PARK BUILDING

2411 4 Street NW, Calgary, AB



### Lead Broker

**Manny Verdugo, SIOR** Vice President | Associate

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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 2411 4 Street NW

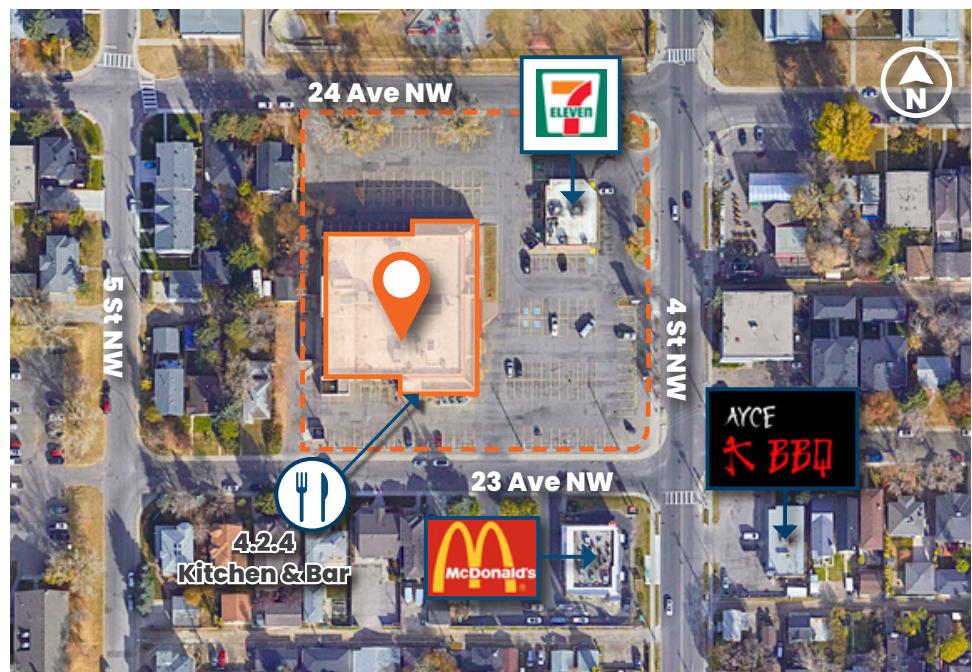


## PROPERTY OVERVIEW

- **Show suite now available (Suite A - 4,375 SF)**
- Multiple configurations available for second floor office from 4,375 to 15,853 SF
- 439 SF open concept available on the main floor
- 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

## PROPERTY HIGHLIGHTS

<b>District:</b>	Mount Pleasant, Northwest Calgary										
<b>Zoning:</b>	C-COR 2 (Commercial Corridor 2)										
<b>Available Units</b>	<table><tr><td>Suite 104:</td><td>± 439 SF</td></tr><tr><td>SHOW SUITE - Suite A:</td><td>± 4,375 SF</td></tr><tr><td>Suite C:</td><td>± 4,394 SF</td></tr><tr><td>Suite D:</td><td>± 7,084 SF</td></tr><tr><td>Remaining 2nd Second Floor:</td><td>± 15,853 SF</td></tr></table>	Suite 104:	± 439 SF	SHOW SUITE - Suite A:	± 4,375 SF	Suite C:	± 4,394 SF	Suite D:	± 7,084 SF	Remaining 2nd Second Floor:	± 15,853 SF
Suite 104:	± 439 SF										
SHOW SUITE - Suite A:	± 4,375 SF										
Suite C:	± 4,394 SF										
Suite D:	± 7,084 SF										
Remaining 2nd Second Floor:	± 15,853 SF										
<b>Parking:</b>	Ample free common parking										
<b>Lease Rate:</b>	Market										
<b>Operating Costs (Est. 2025):</b>	\$15.66 PSF										
*Utilities included											
<b>Availability:</b>	Immediate										



# SUITE 104 | 439 SF



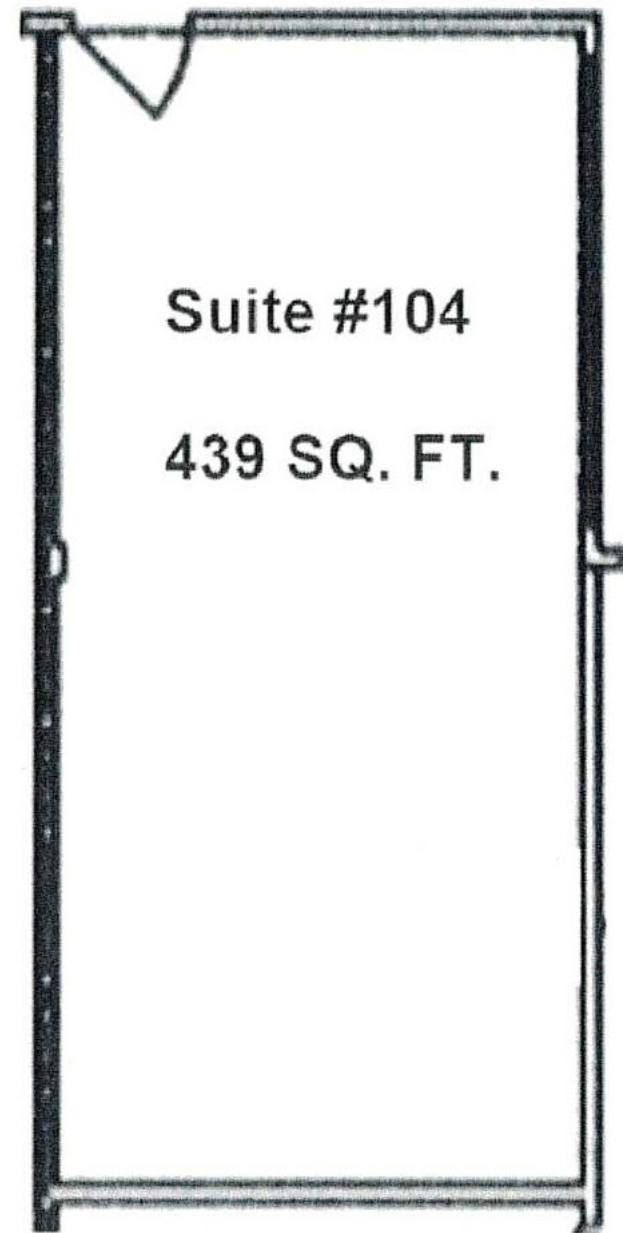
## PROPERTY HIGHLIGHTS

<b>Size:</b>	439 SF
<b>Lease Rate:</b>	Market
<b>Operating Costs (Est. 2025):</b>	\$15.66 PSF
<small>*Utilities included</small>	
<b>Availability:</b>	Immediate

## COMMENTS

- Small 439 SF main floor office
- Open concept layout
- LED Lighting
- Common washrooms on main level

**Suite #104**  
**439 SQ. FT.**



# FLOOR PLAN

SHOW SUITE

**SUITE A**

$\pm 4,375$  SF

**SUITE B**

$\pm 4,982$  SF

**SUITE C**

$\pm 4,394$  SF

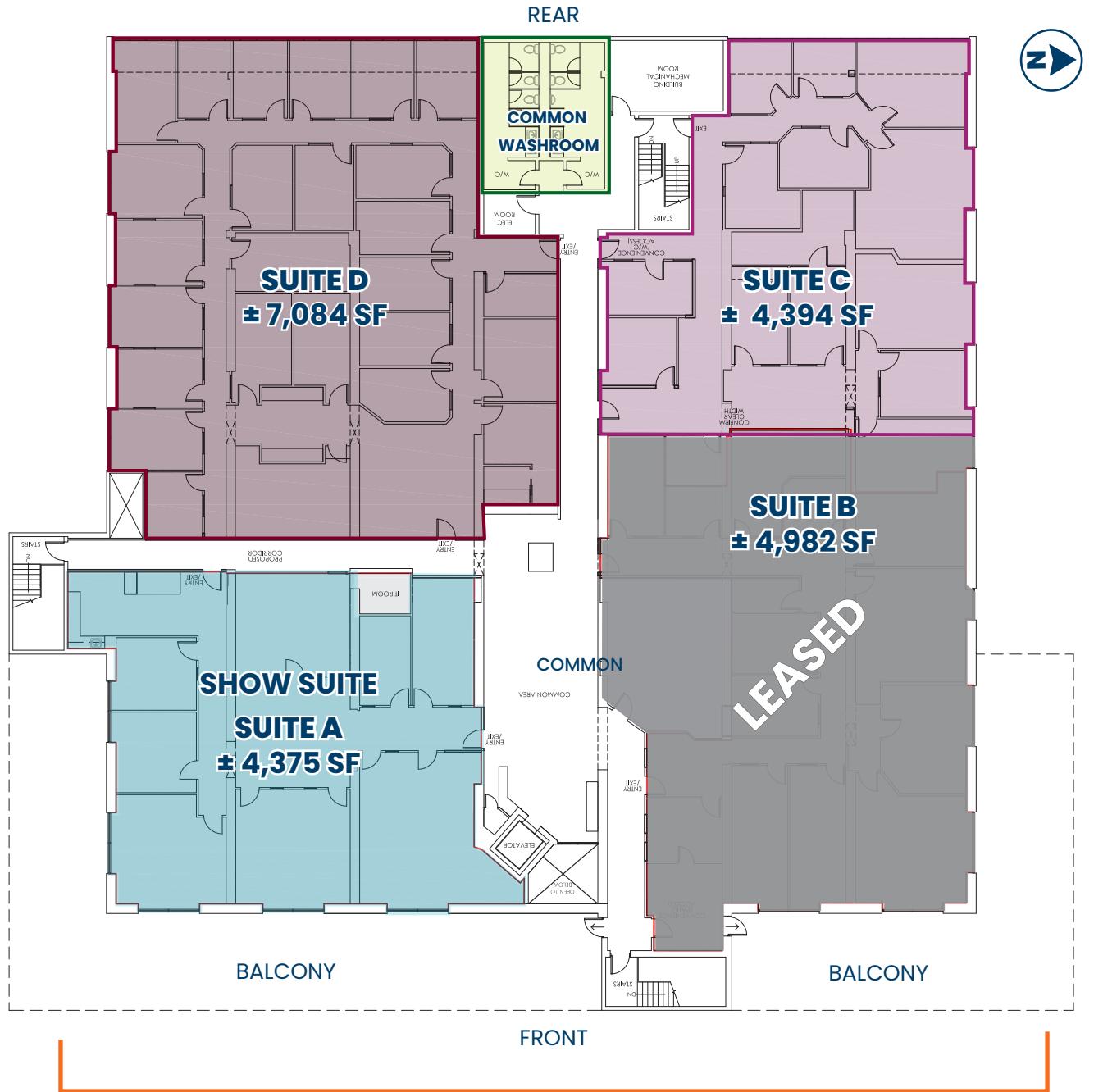
**SUITE D**

$\pm 7,084$  SF

**REMAINING**

**2ND FLOOR**

$\pm 15,853$  SF



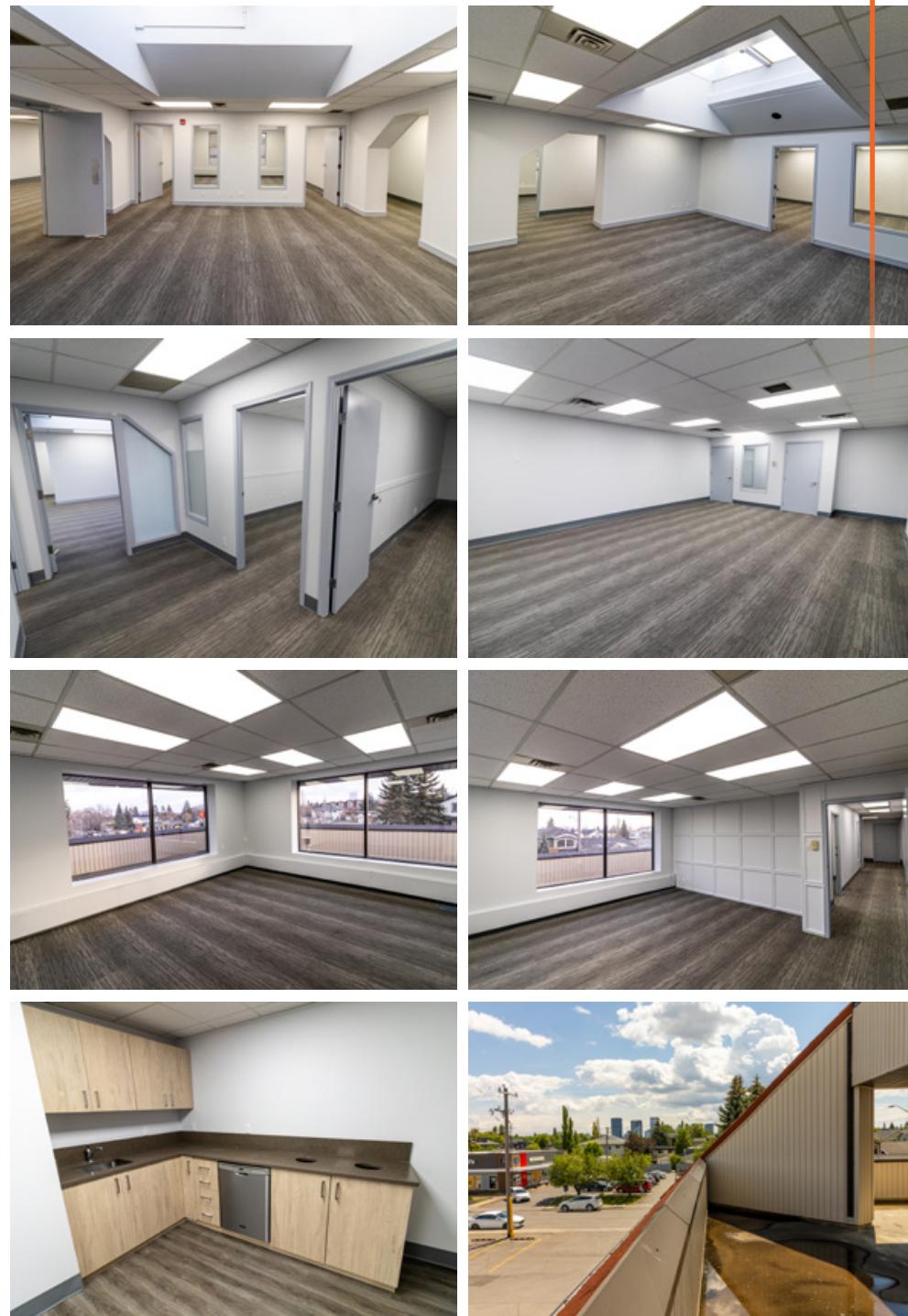
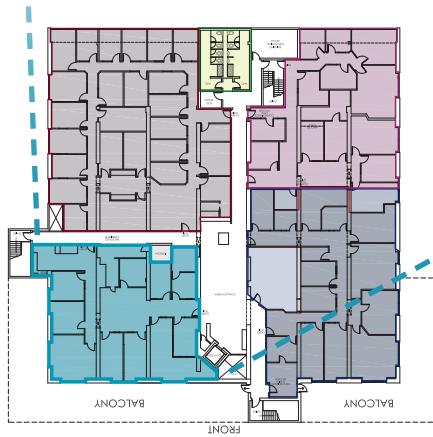
- Note: Floor plan not exactly as shown; for illustration purposes only

# SHOW SUITE

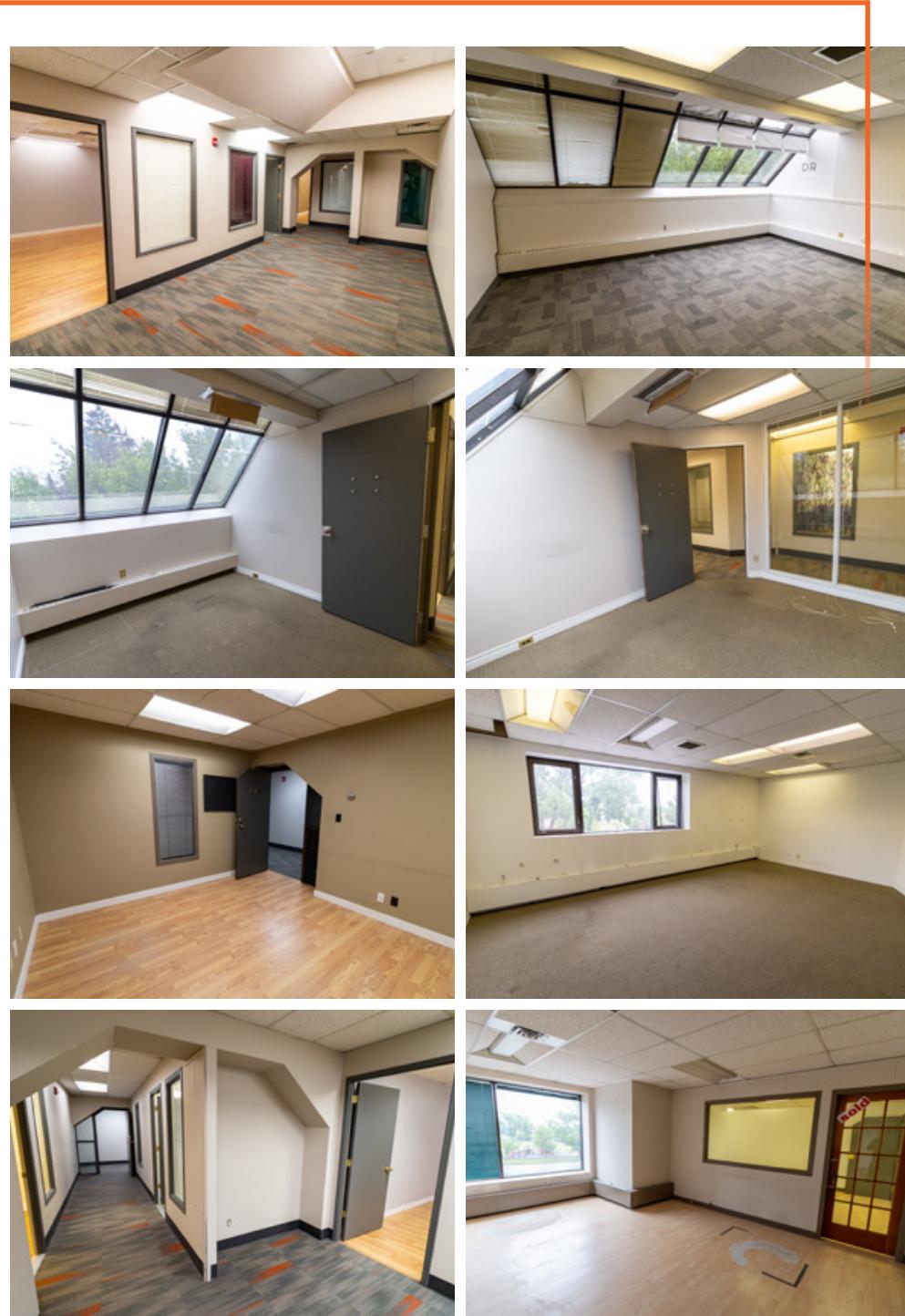
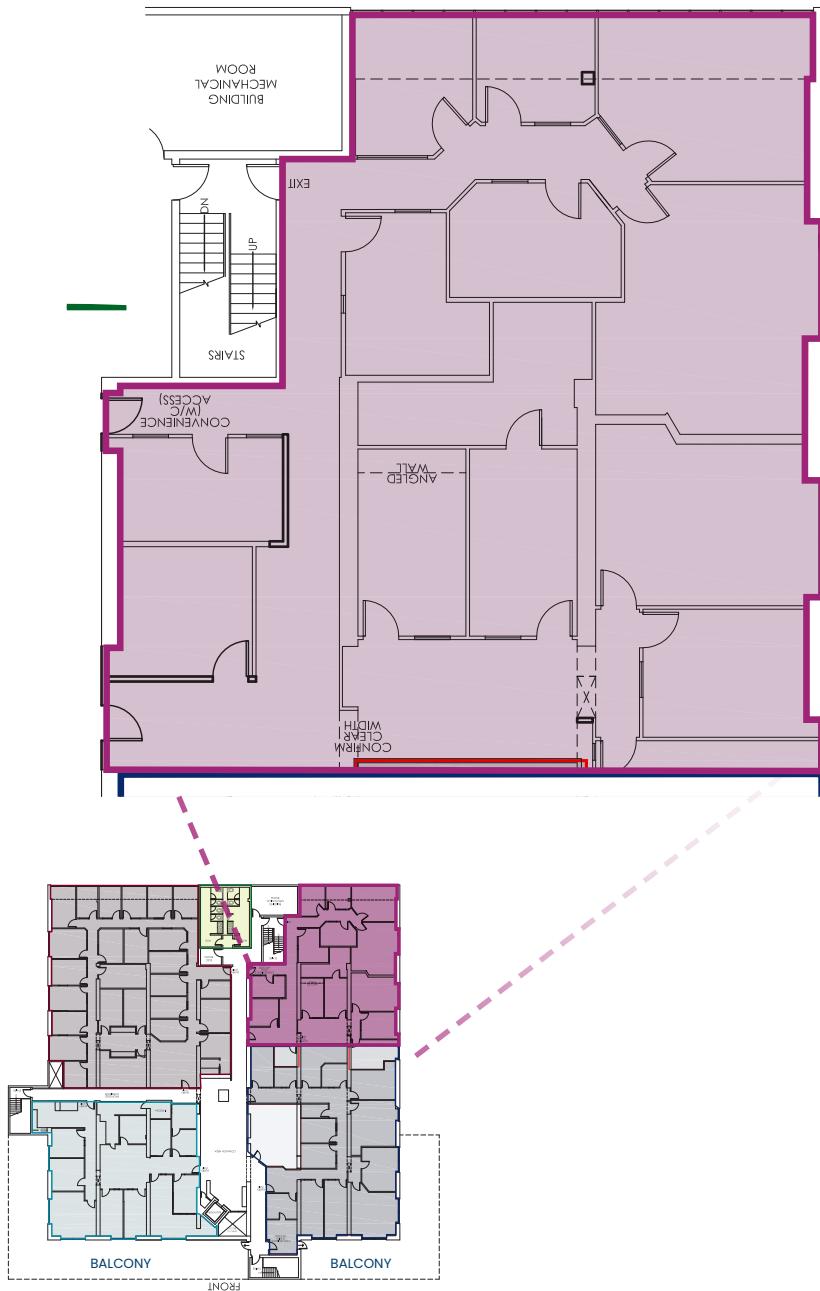
## SUITE A | $\pm 4,375$ SF



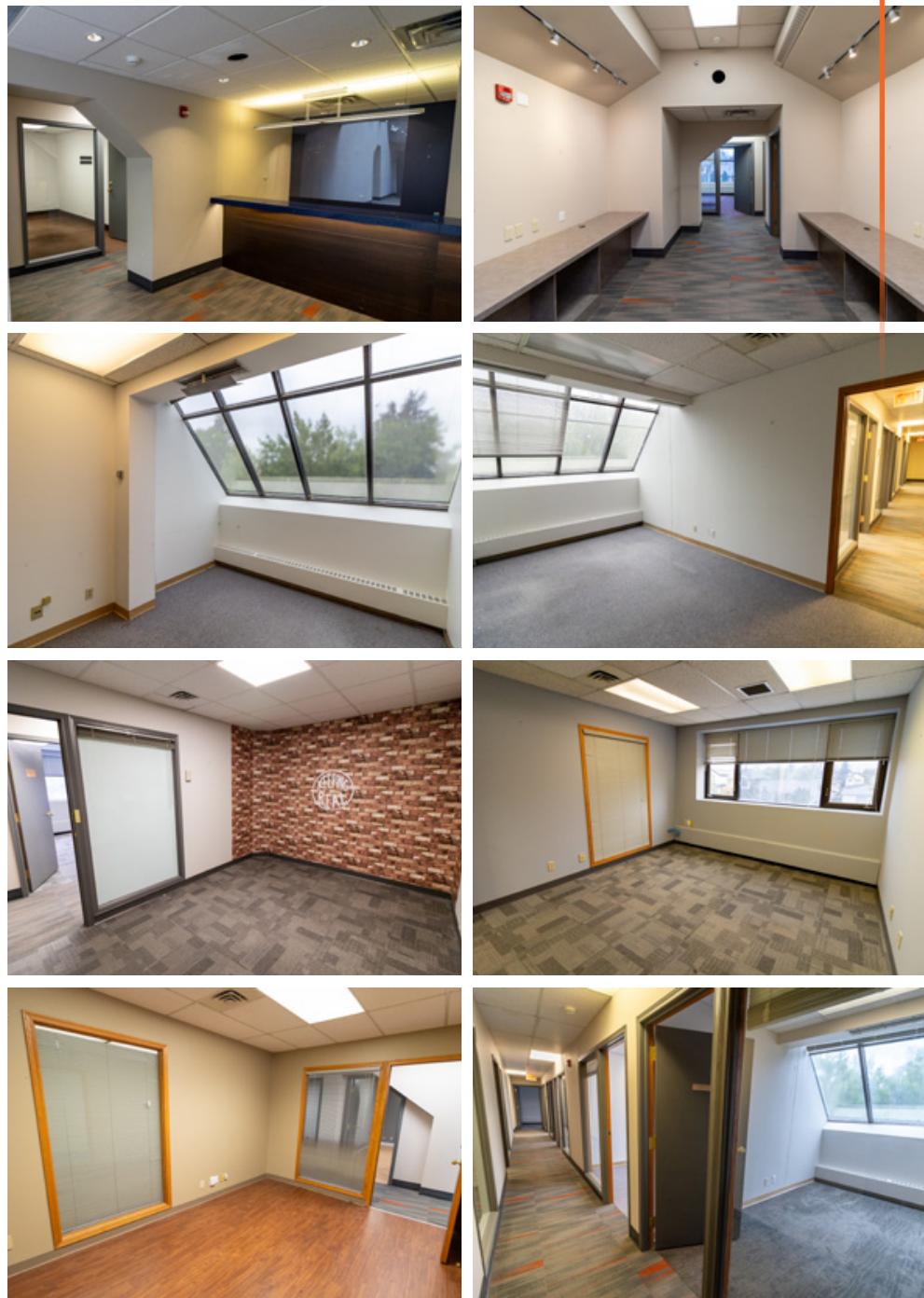
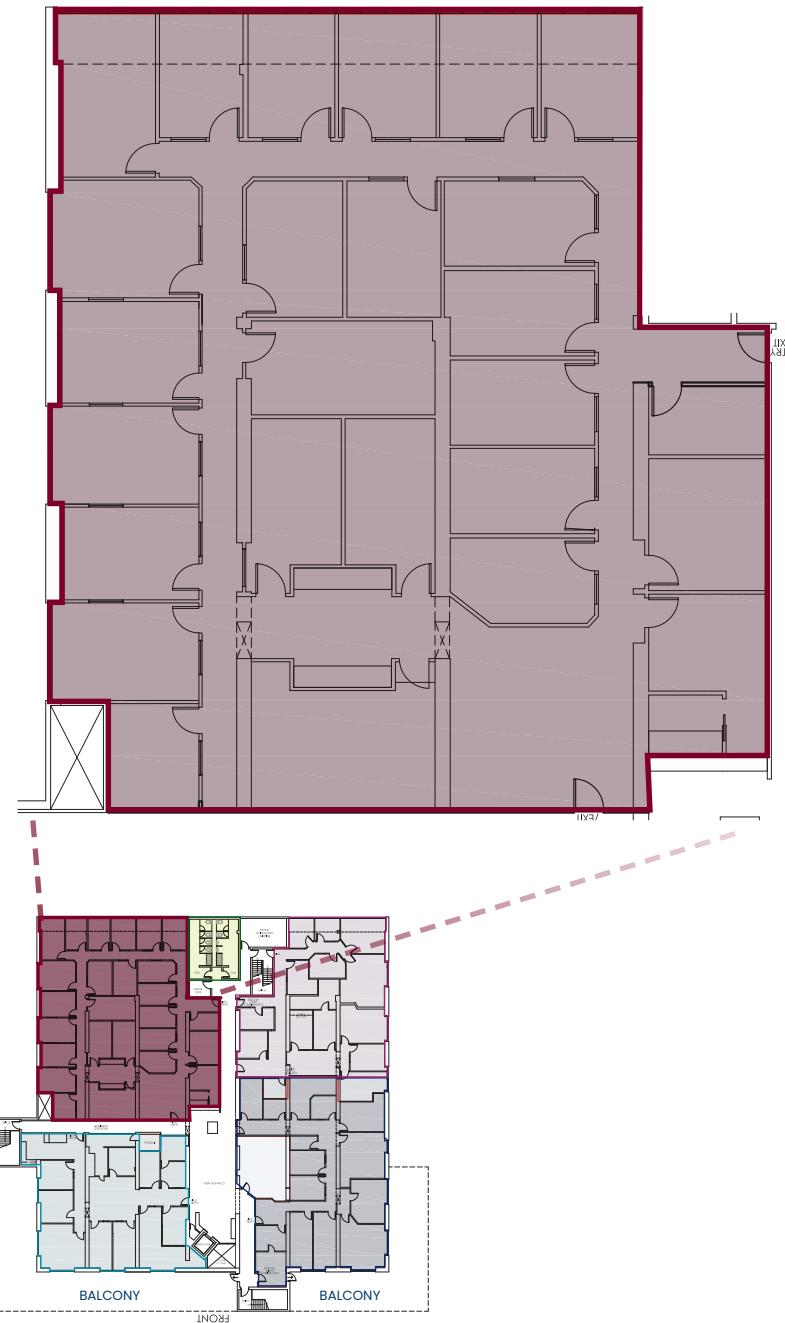
BALCONY

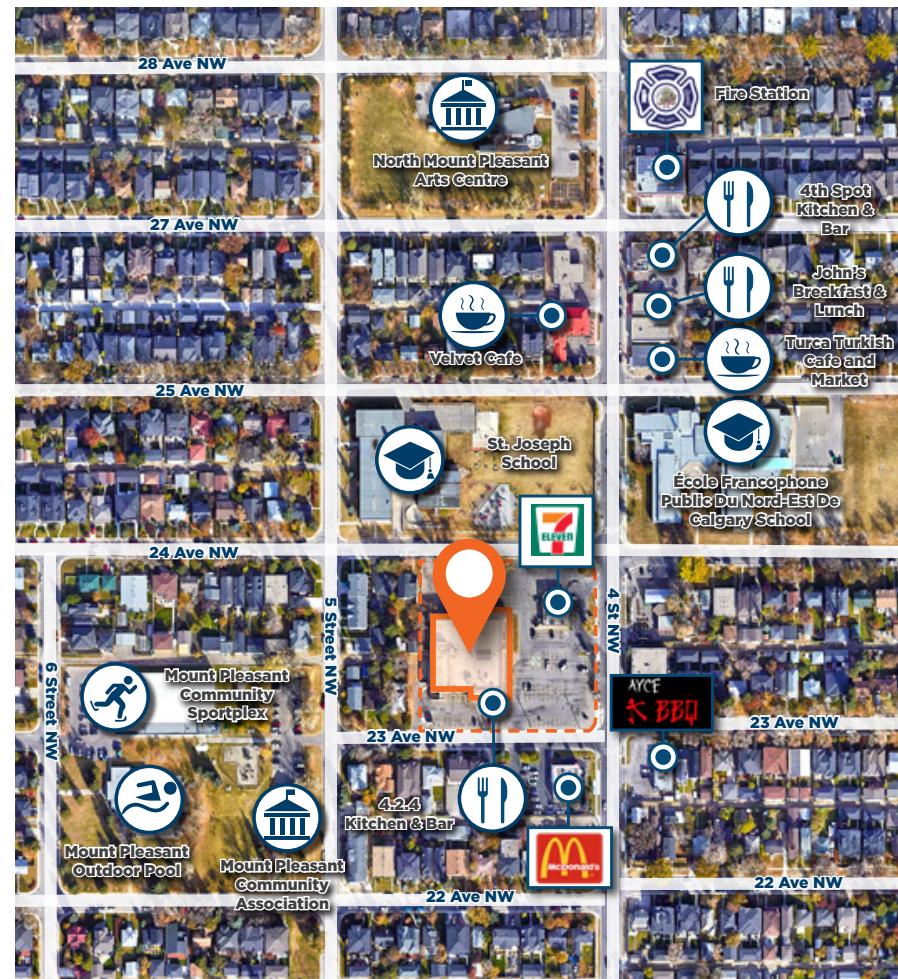
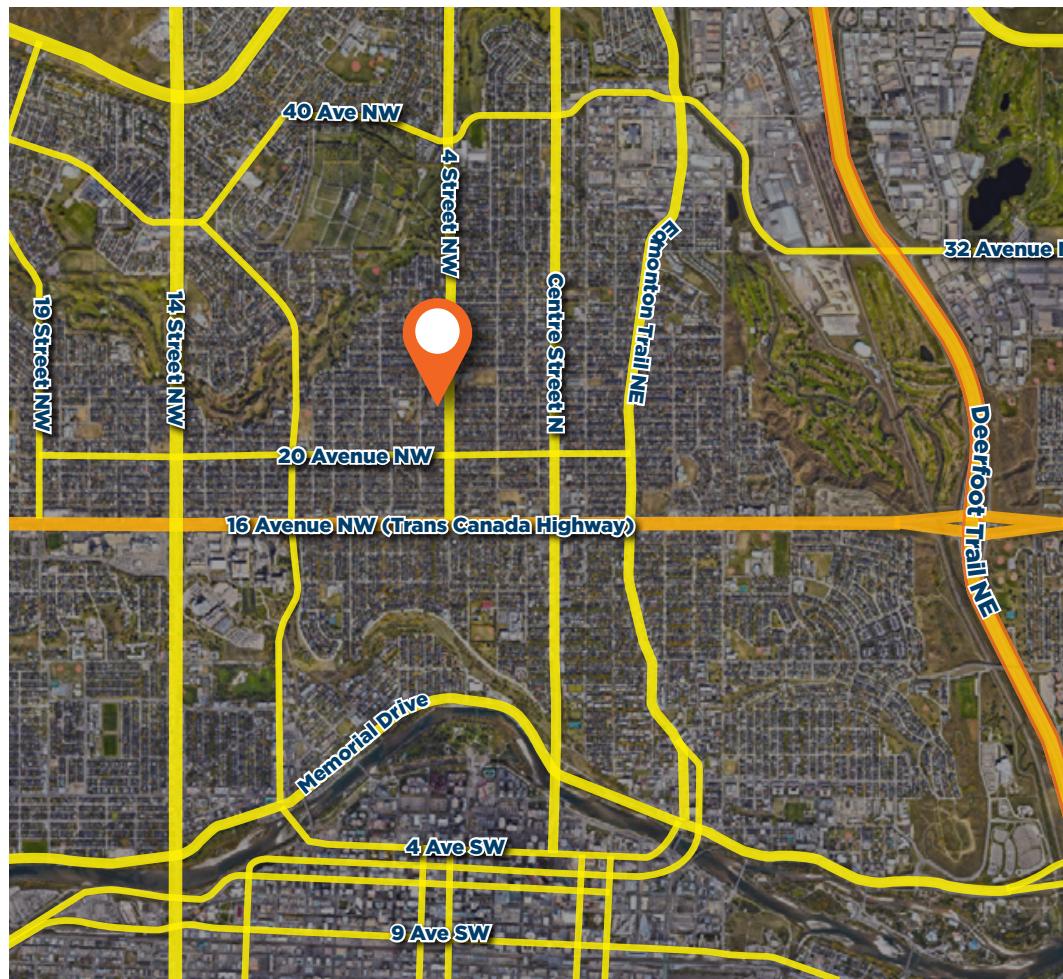


# SUITE C | $\pm$ 4,394 SF



# SUITE D | $\pm$ 7,084 SF





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