

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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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 2411 4 Street NW



PROPERTY HIGHLIGHTS

District:	Mount Pleasant, Northwest Calgary		
Zoning:	C-COR 2 (Commercial Corridor 2)		
Available Units	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
Parking:	Ample free common parking		
Lease Rate:	Market		
Operating Costs (Est. 2025):	\$15.66 PSF		
*Utilities included			
Availability:	Immediate		

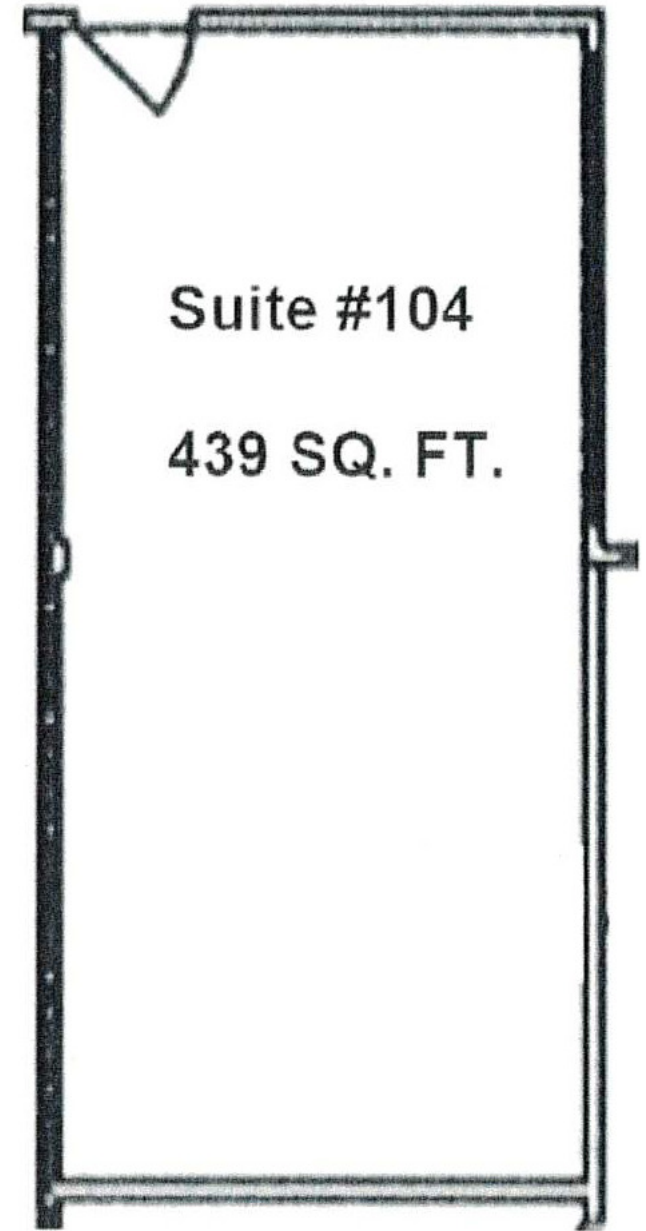
FOR LEASE | 2411 4 Street NW, Calgary, AB

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



SUITE 104 | 439 SF



PROPERTY HIGHLIGHTS

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

COMMENTS

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

FLOOR PLAN



SHOW SUITE

SUITE A

± 4,375 SF



SUITE B

± 4,982 SF

LEASED



SUITE C

± 4,394 SF



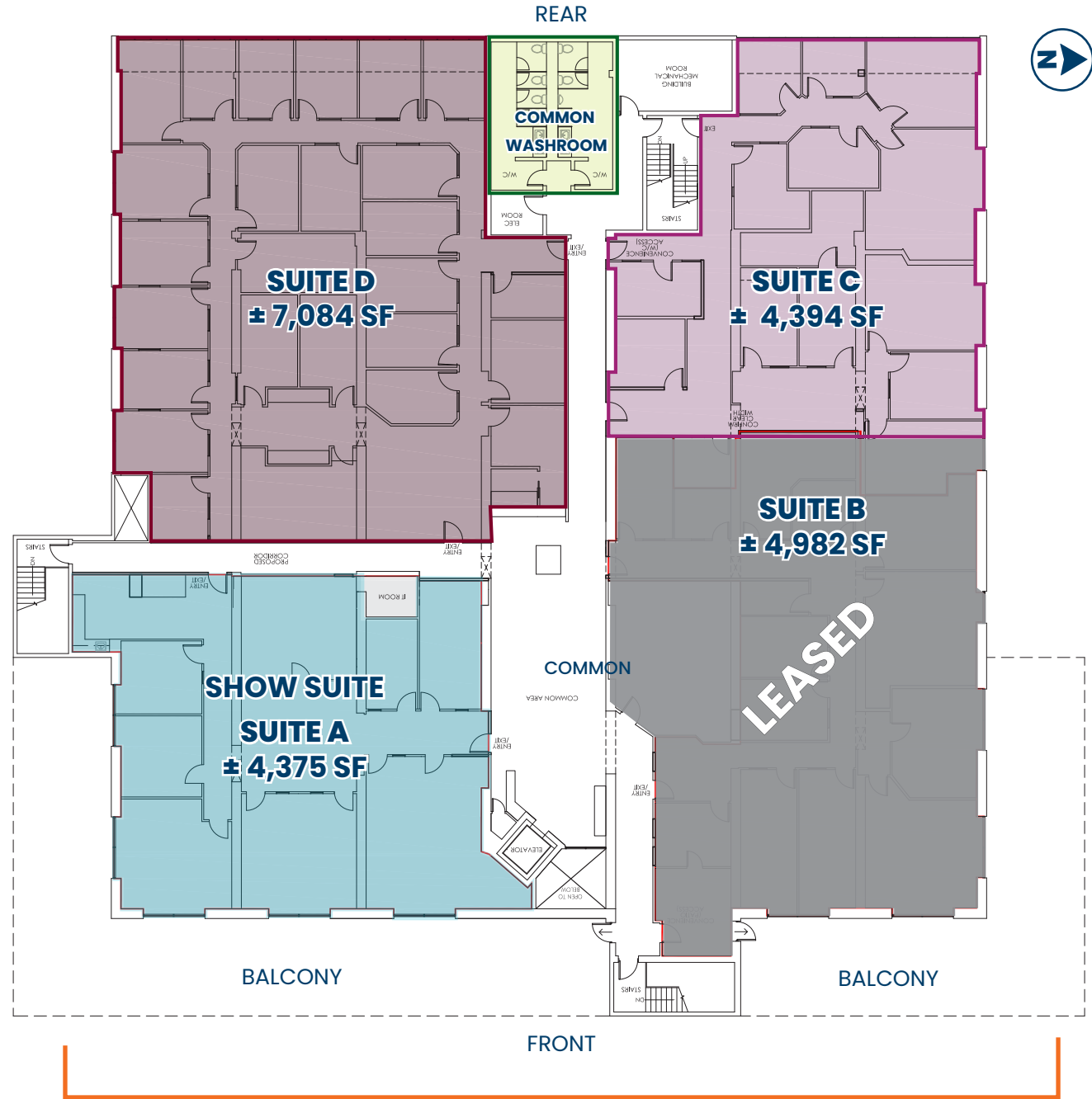
SUITE D

± 7,084 SF



**REMAINING
2ND FLOOR**

± 15,853 SF

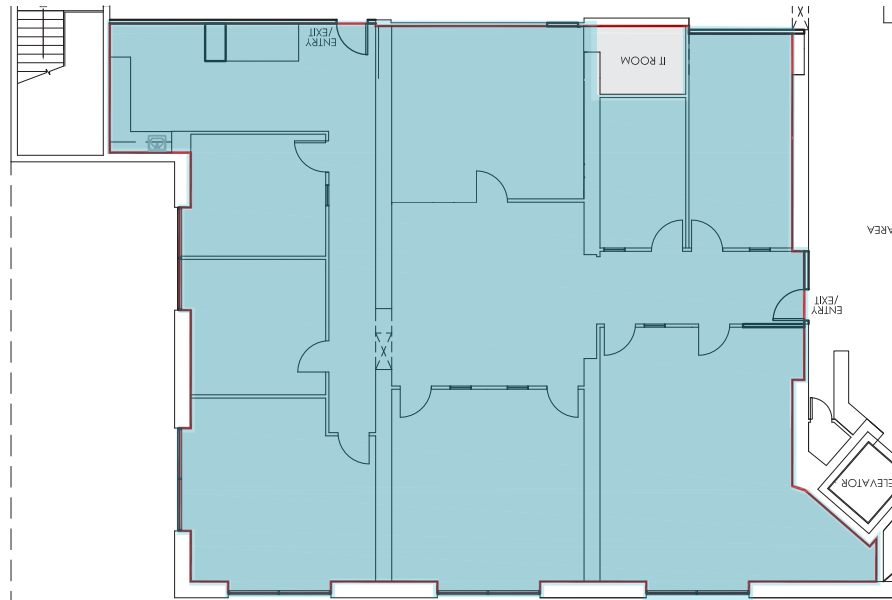


REMAINING 2ND FLOOR
± 15,853 SF

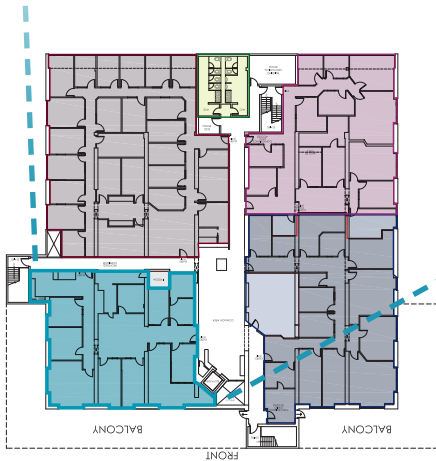
Note: Floor plan not exactly as shown; for illustration purposes only

SHOW SUITE

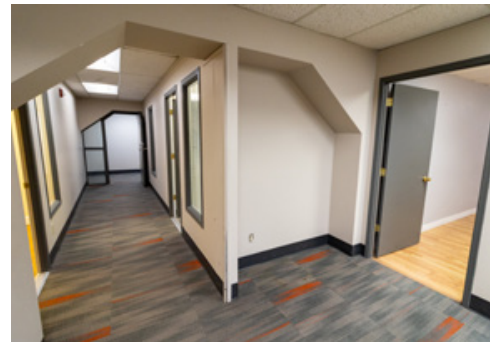
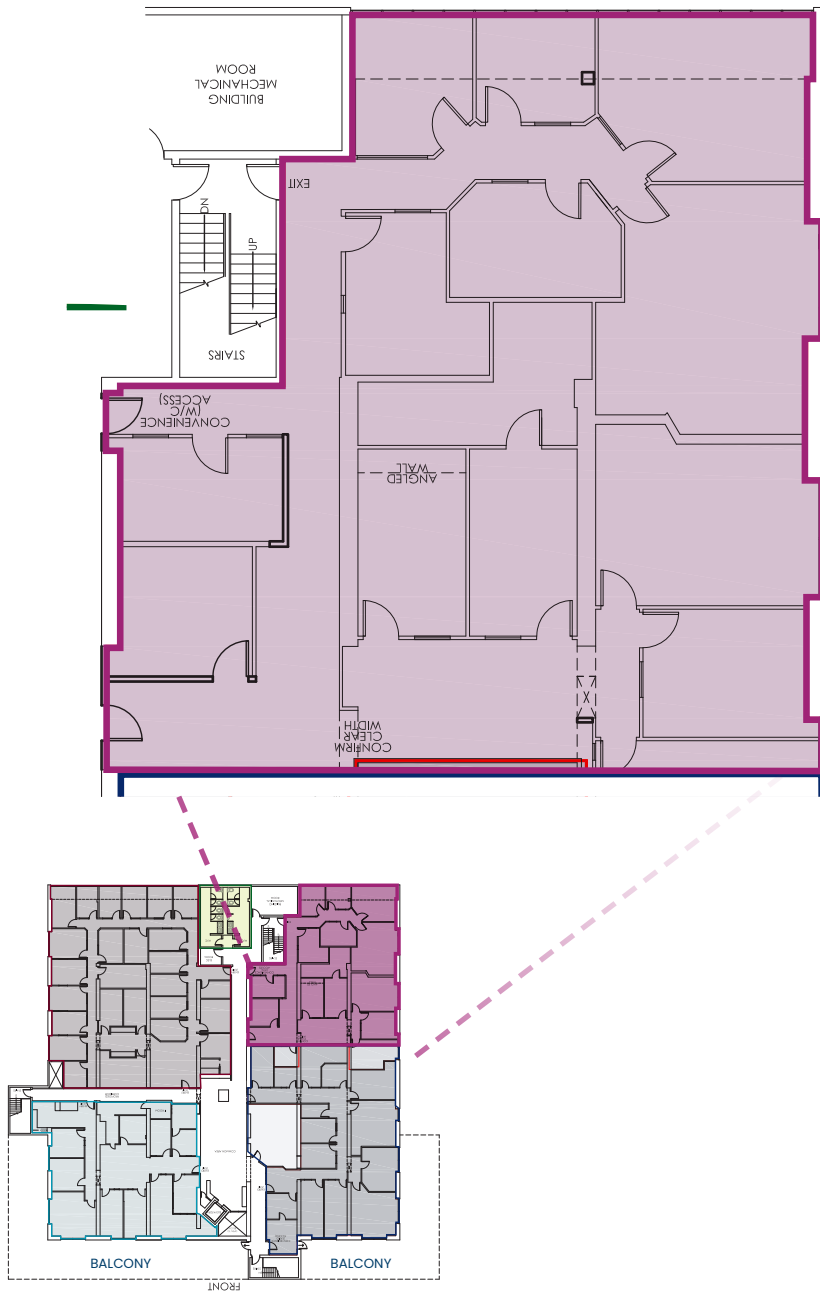
SUITE A | ±4,375 SF



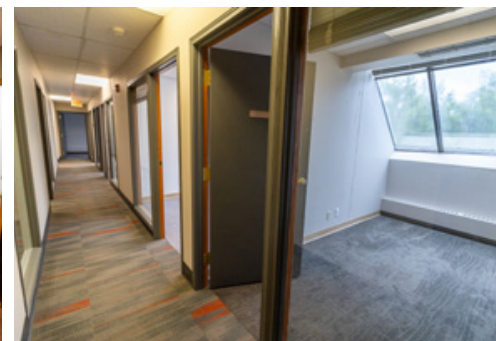
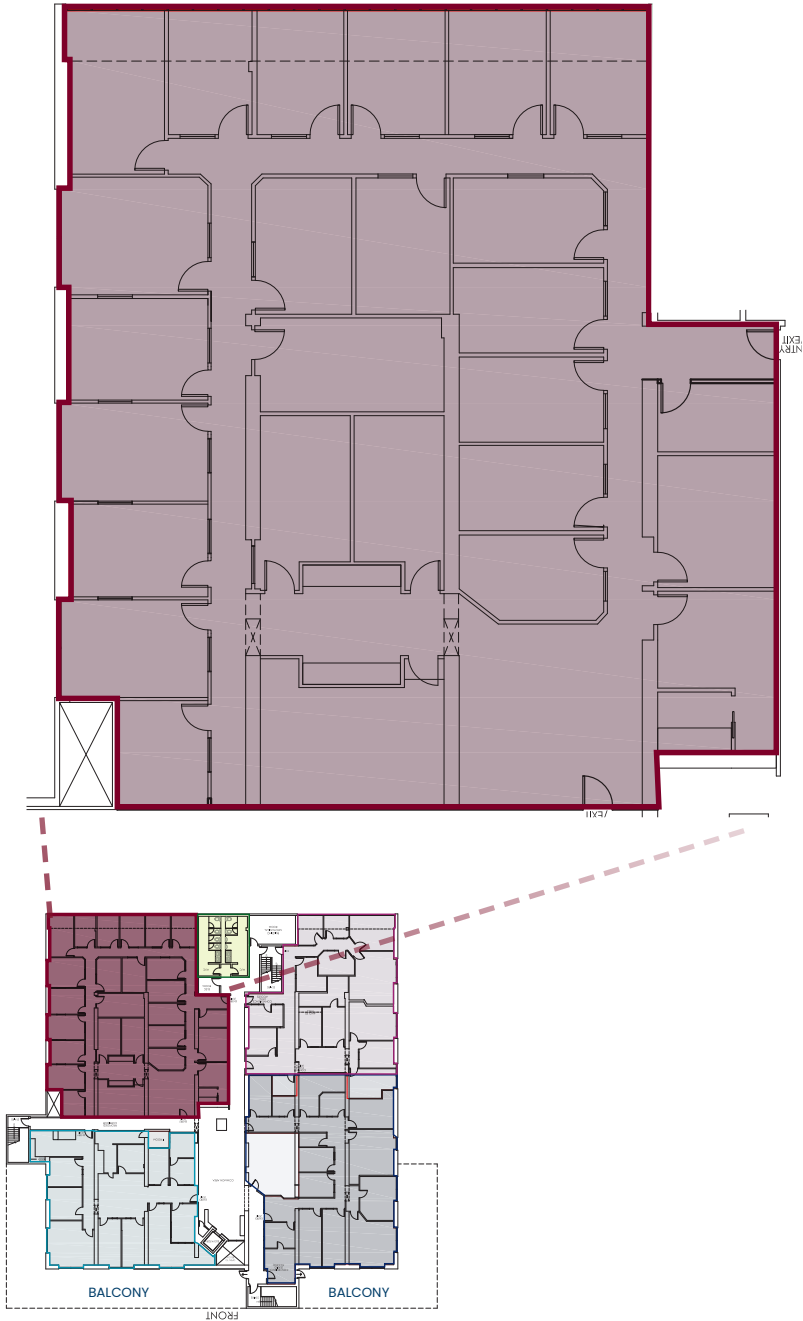
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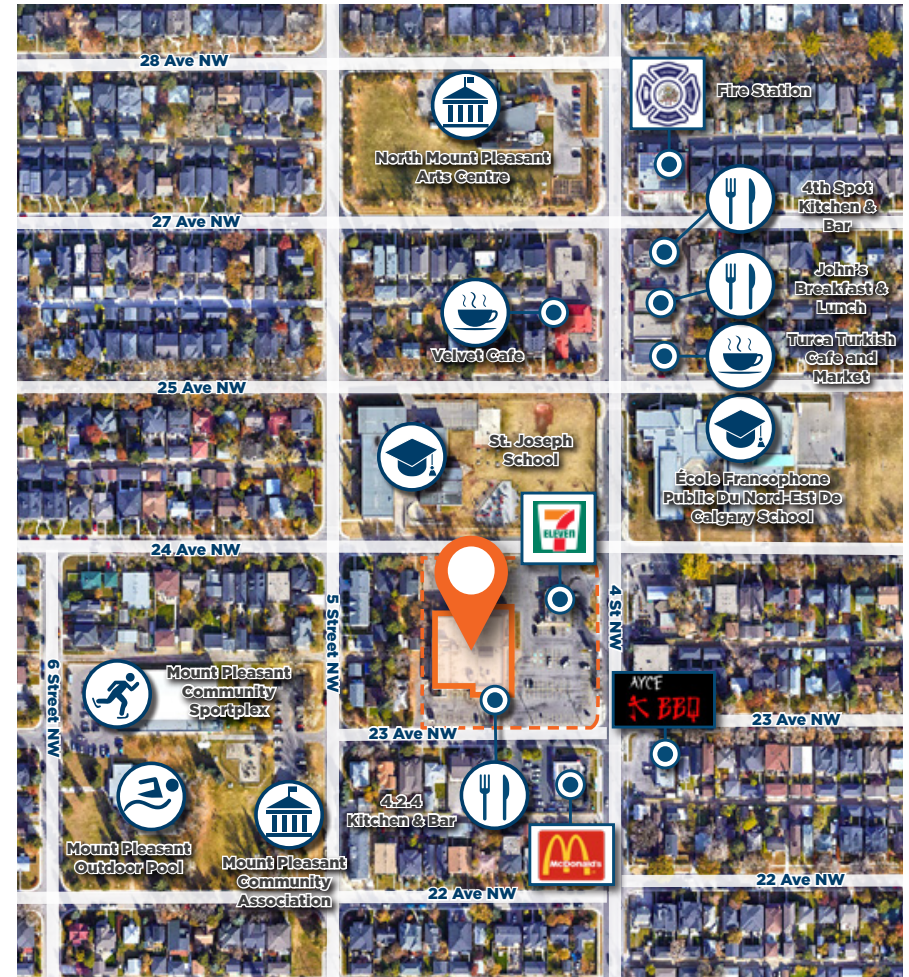
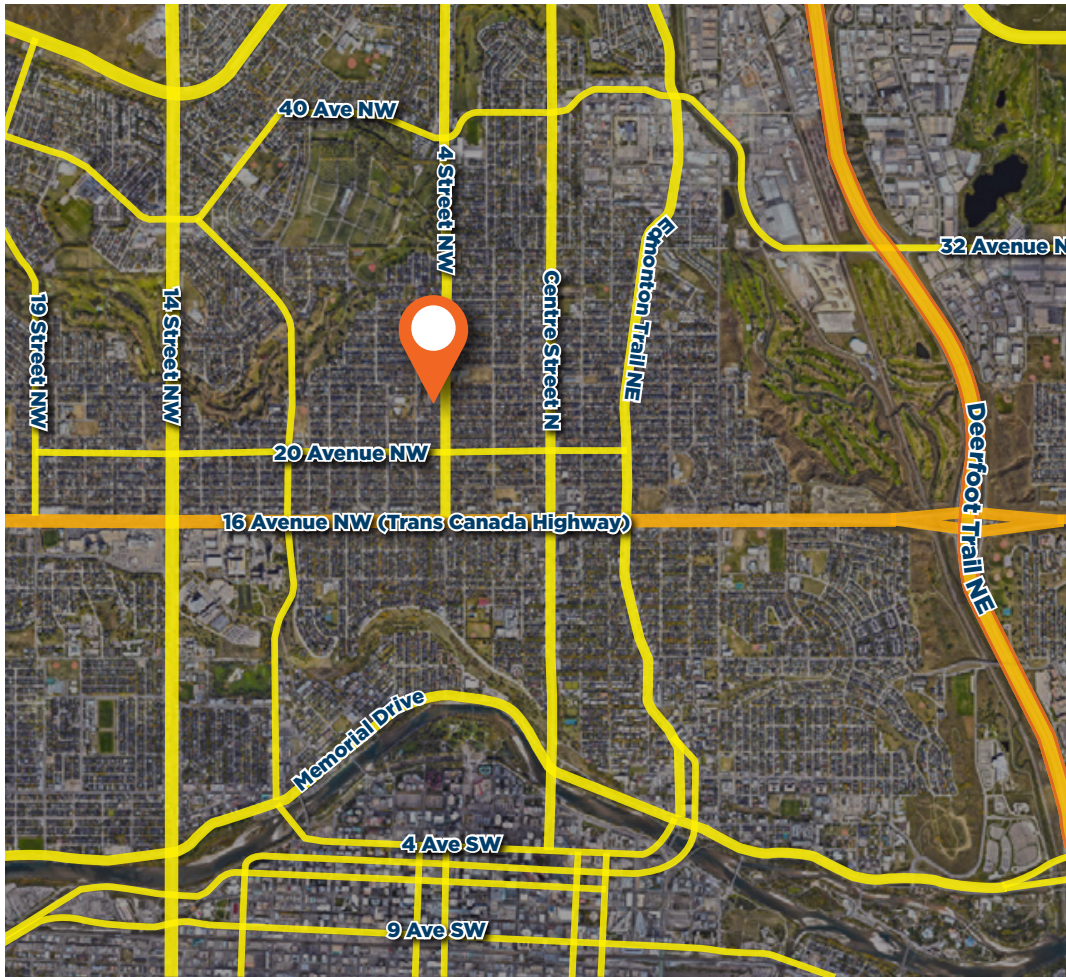


SUITE C | ± 4,394 SF



SUITE D | ± 7,084 SF





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