

1,243 sf – 5,924 sf



BELTLINE OFFICE SPACE FOR LEASE

Mount Royal Village
880 16th Avenue SW, Calgary



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TCN
WORLDWIDE
REAL ESTATE SERVICES

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:

2,891 sq. ft. — 2nd floor office (recently gutted)
 1,651 sq. ft. — Suite 200
 2,196 sq. ft. — Suite 300
 3,728 sq. ft. — Suite 303
 2,447 sq. ft. — Suite 301
 3,181 sq. ft. — Suite 400
 1,243 sq. ft. — Suite 501. *Avail. March 1, 2025*

5,924 sq. ft.

T.I.A: Negotiable

PARKING:

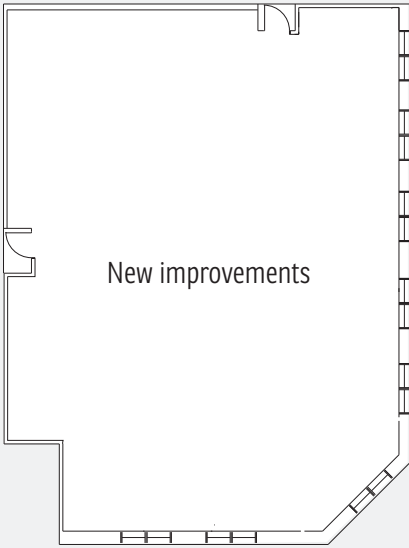
Ample parking is available in the underground parkade at market rate.

OP. COSTS AND TAXES: \$24.12 per sq. ft. (est.)

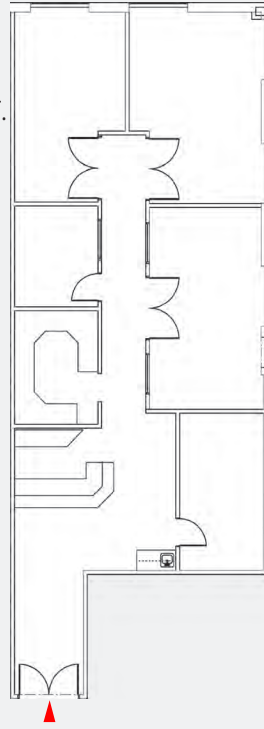
LEASE RATE: Market



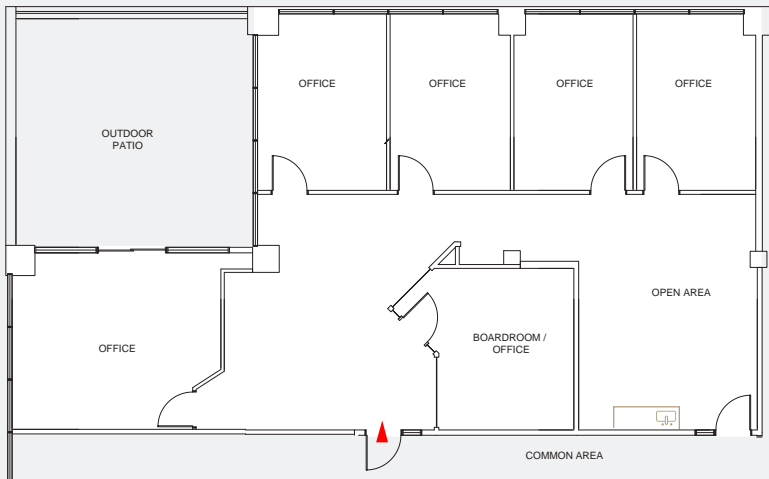
2ND FLOOR OFFICE
2,891 SQ.FT.



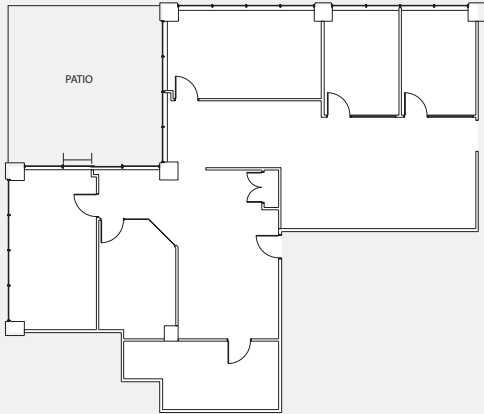
SUITE 200
1,651 SQ.FT.



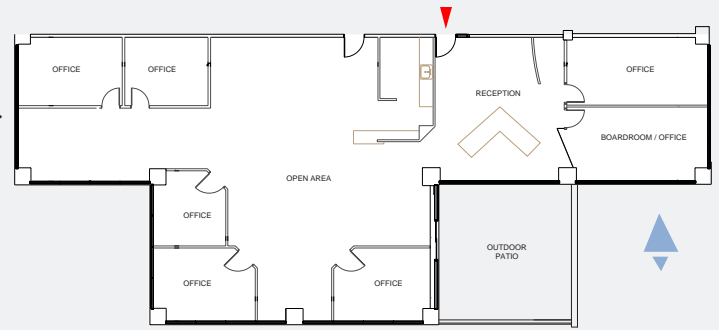
SUITE 300
2,196 SQ.FT.



SUITE 301
2,447 SQ.FT.



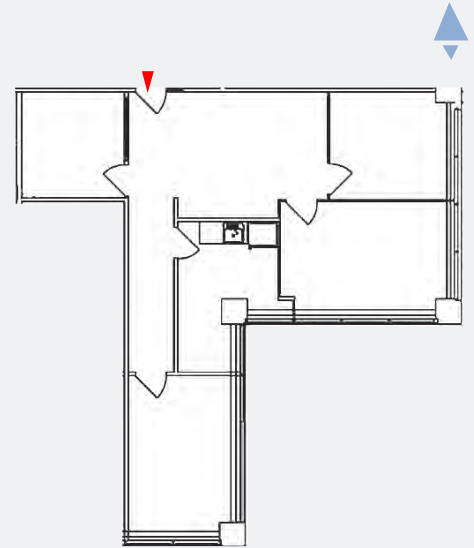
SUITE 303
3,728 SQ.FT.



SUITE 400
3,181 SQ.FT.



SUITE 501
1,243 SQ.FT.



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