

Mountain View Business Campus

4000 4TH STREET SE, CALGARY, AB



Class 'A'
Suburban Office



For Lease

Mountain View Business Campus located at 4000 4th Street SE, in the heart of Calgary's premier inner-city node of Manchester Park. Two Class 'A' suburban office buildings totaling 108,448 SF of net rentable area. The Properties offer 7.5 underground and 37.6 surface parking stalls, featuring an excellent parking ratio of 4.2 stalls per 1,000 SF and is strategically located along major arterial routes including Macleod Trail, Blackfoot Trail, and Deerfoot Trail.

Property Details

Municipal Address	4000 4 th Street SE, Calgary, AB,
Submarket	Manchester
Year Constructed	2008, 2011
Total NRA	108,448 SF
Site Size	16.7 Acres (726,952 SF)
Density/Land Use	I-Bf0.6
Parking	451 Stalls (4.2 Stalls per 1,000 SF)



Highlights

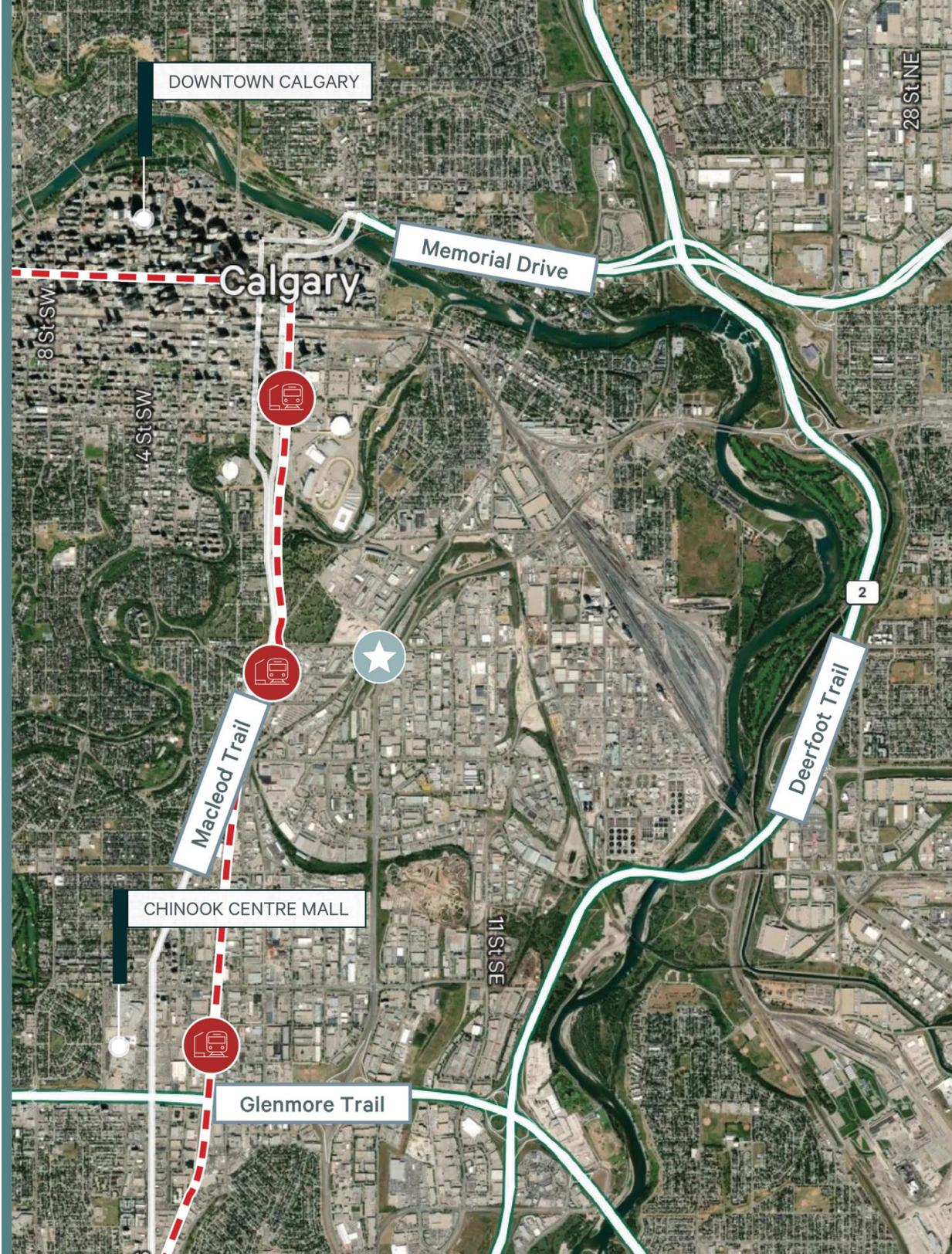
- » The Property's location is ideal for commuters as it is accessible by both public transit and personal vehicles with proximity to the Northbound 39th Avenue LRT Station and major thoroughfares
- » including Glenmore Trail, Macleod Trail and Blackfoot Trail SE

Location Overview

Mountain View Business Park is a flex-suburban office park located on a 16.7-acre site forming part of the Alyth/Bonnybrook/Manchester Business Park. Situated immediately adjacent to Blackfoot Trail just to the northwest of its intersection of 42nd Avenue SE, the Properties are highly visible and conveniently located with proximity to much of the city's central business districts, as well as major roadway infrastructure. The Properties are currently improved by two suburban office buildings.

Vehicular access to the Properties are principally accomplished from 6th Avenue SE, accessible from an all-turns, uncontrolled intersection along 42nd Avenue SE. Additional access is provided from 6th Street SE, accessible from an all-turns, uncontrolled intersection along 4th Street SE. Blackfoot Trail provides convenient access to Deerfoot Trail, Calgary's central freeway network both directly, in the north, and via Glenmore Trail, to the south of the Properties.

The area surrounding the Properties is characterised by a diverse mix of industrial, showroom/flex-industrial, retail and flex-office uses in high concentration.



Lease Particulars

Available Unit 224 :1000 to 4594 sf

Op.Costs \$13.92 (est.2026)

Realty Tax \$3.78 (est.2026)

Parking Free Surface Parking

**Underground
Parking Costs** \$150 / stall / month

