

4,754 sf

Suite 200B



## BELTLINE OFFICE SPACE FOR LEASE

**Mount Royal East**  
1575 7th Street SW, Calgary



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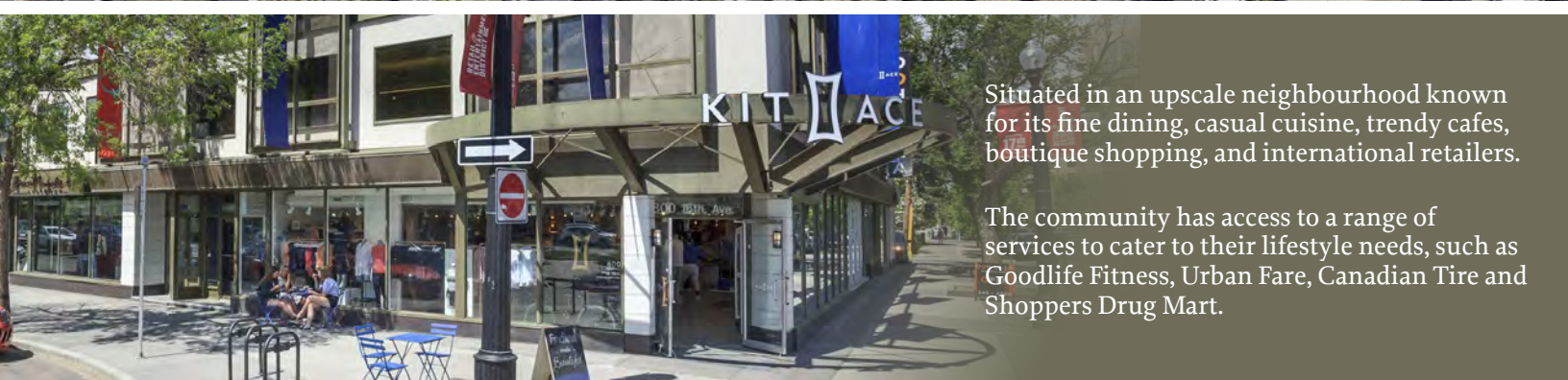
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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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:  
1575 7th Street SW, Calgary

AVAILABLE FOR LEASE:  
4,754 sq. ft. – Suite 200B  
~~575 sq. ft. – Suite 200A~~ **LEASED**

AVAILABILITY: Immediate

T.I.A: Negotiable

PARKING:  
Ample parking is available at market rate.

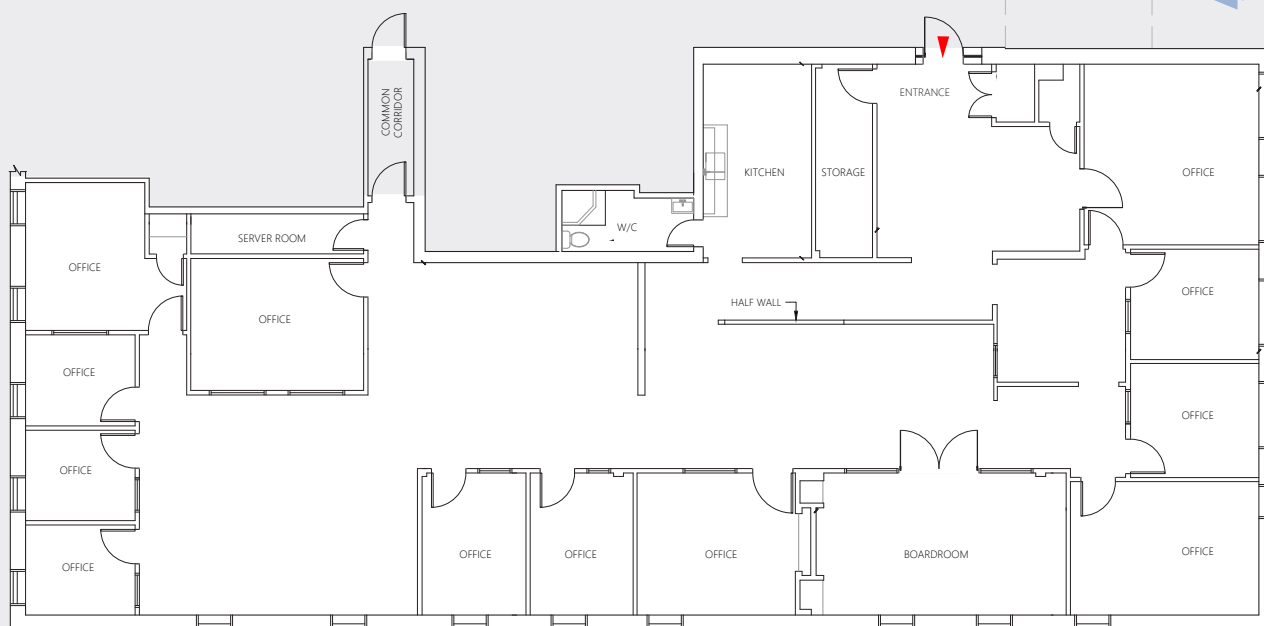
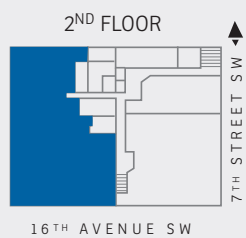
OP. COSTS AND TAXES:  
\$23.47 per sq. ft. (est.)

LEASE RATE: Market





SUITE 200B  
**4,754** SQ.FT.





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LOCAL EXPERTISE MATTERS