FOR LEASE

MOUNTAINVIEW BUSINESS CAMPUS BUILDING 200, 4000 4 STREET SE

PROPERTY HIGHLIGHTS



1.2 km to the North Bound 39th Ave CTrain Station



Upgraded lobby and common area washrooms



Surface parking is available at 3 stalls per 1000 SF at no charge



Building signage available facing Blackfoot Trail



Existing furniture is available



"A" Class Office Complex



Building is equipped with a conference/ event/flex space on main floor



Access to tenant fitness centre in Building 300

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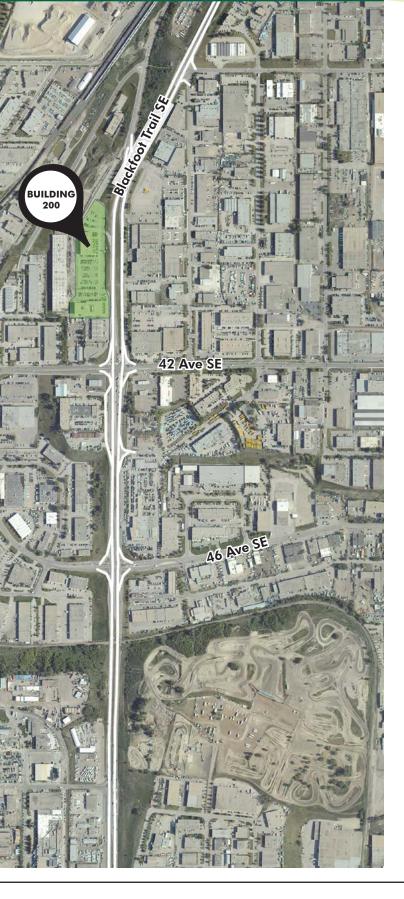


MOUNTAINVIEW BUSINESS CAMPUS OVERVIEW

PROPERTY DESCRIPTION

SPACE AVAILABLE	Suite 222: 5,016 SF	
BASIC RENT	Market	
AVAILABLE	Suite 222: Immediately	
OPERATING COST	OPERATING COSTS \$16.63 per SF	
PARKING	3 stall per 1,000 SF Free surface parking	
3 MIN DRIVE TO MACLEOD TRAIL	11 MIN DRIVE TO DOWNTOWN	15 MIN WALK TO 39 TH AVE LRT STATION

The Land



THE PROPERTY







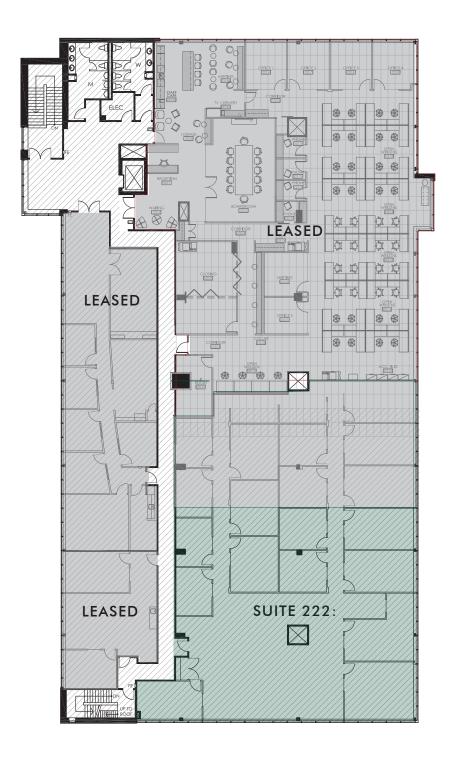




FLOOR PLANS



SUITE 222: 5,016 SF



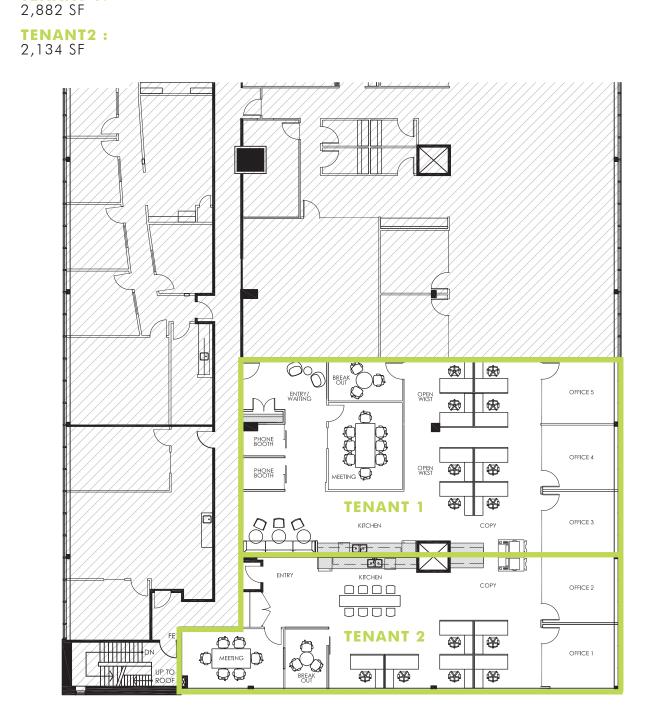
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FLOOR PLANS

TENANT 1:

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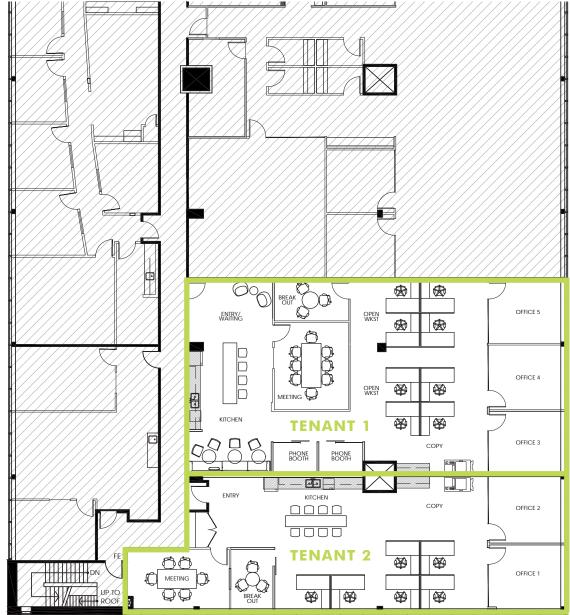
2 TENANT OPTION PLAN: SUITE 222



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FLOOR PLANS





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SUITE 222









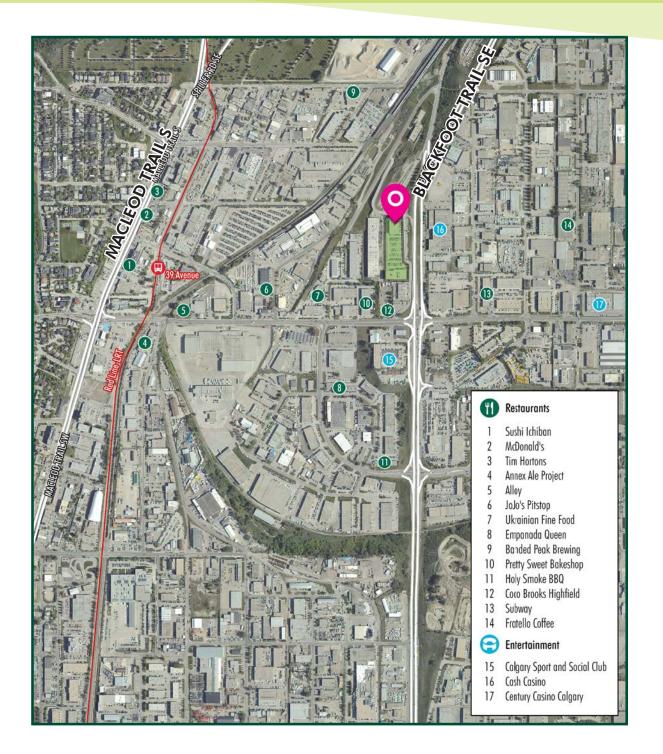








PROPERTY OVERVIEW



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