

FOR LEASE | SECOND FLOOR OFFICE



Up to 1,235 +/- SF

4702 1 Street SW, Unit 201 & 204 | Calgary, AB

SUBDIVISION	Manchester
ZONING	I-R Industrial - Redevelopment
TOTAL AVAILABLE	1,235 +/- SQ FT
SUITE 201	453 +/- SQ FT
SUITE 204	782 +/- SQ FT
LEASE RATE	Market
OP. COSTS	\$13.00 PSF (2023)
TERM	Negotiable
PARKING	Ample street
AVAILABILITY	Immediate



PROXIMITY TO DOWNTOWN CALGARY

Less than 10 minute drive to Downtown core



SURROUNDED BY AMENITIES

Lots of nearby amenities including Chinook Mall Shopping Centre



ACCESS TO TRANSIT

Plenty of bus stops, close to Chinook C-Train Station and 39 Avenue C-train Station



WALK SCORE - 53

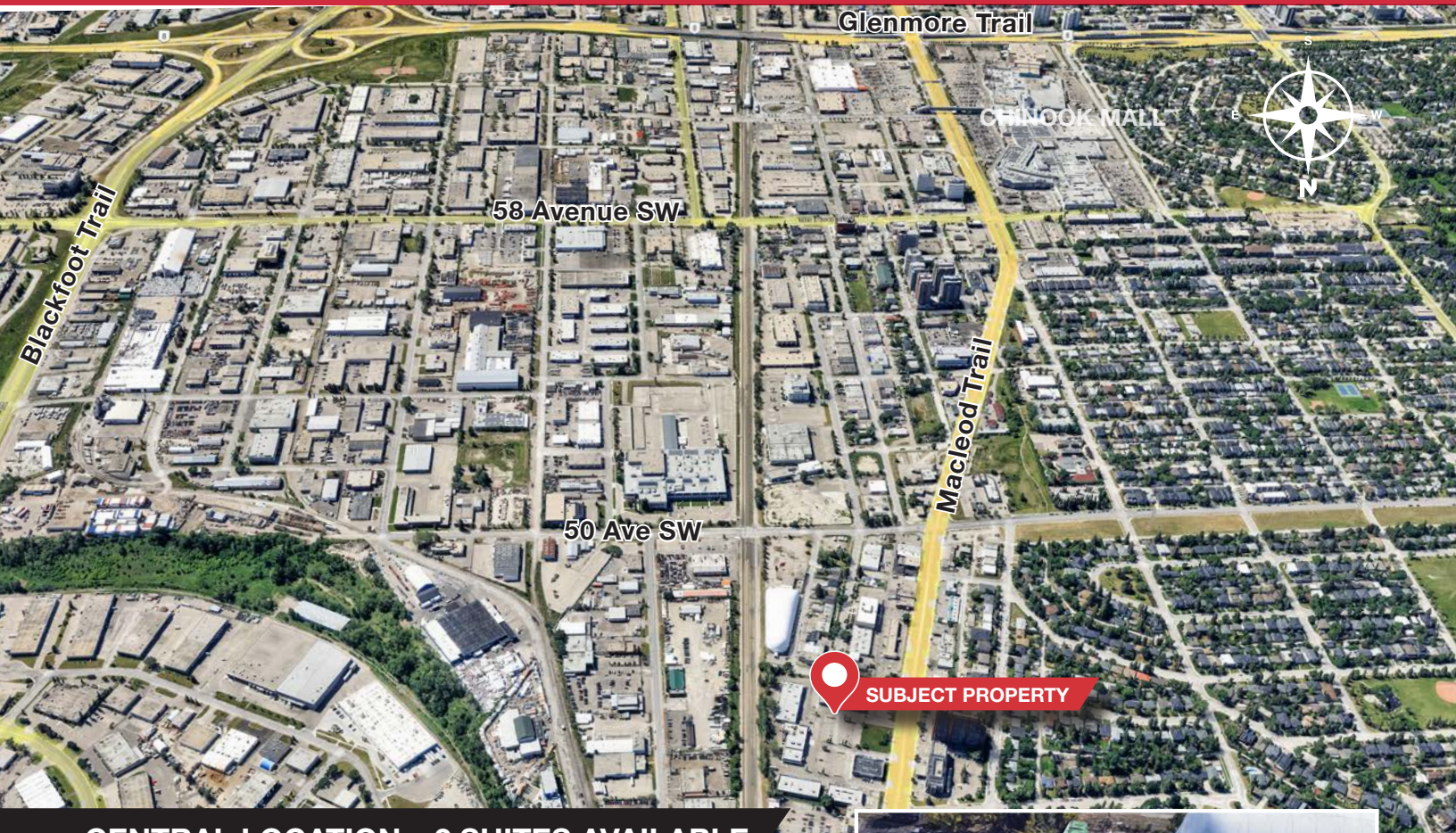
Some errands can be accomplished on foot

 **Rick Wong**, Associate

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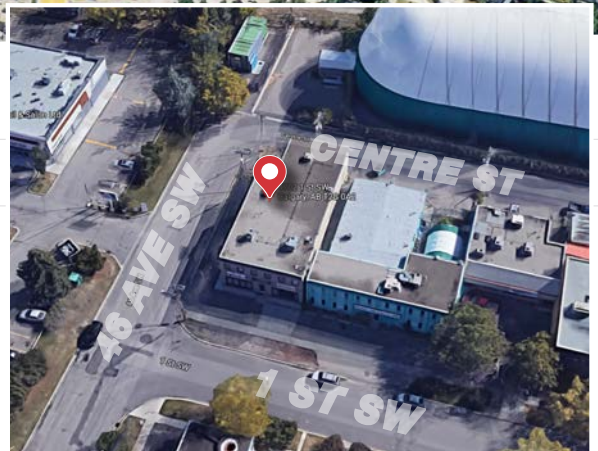
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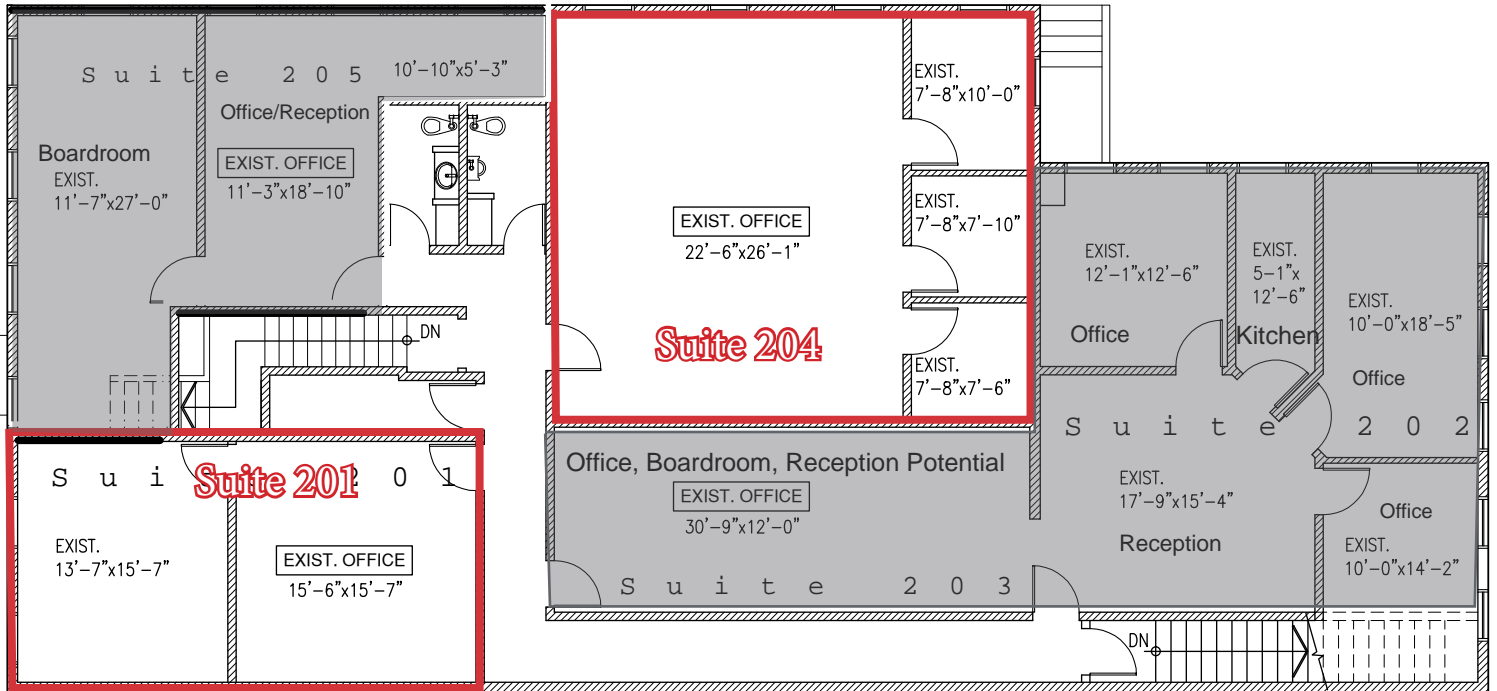
CENTRAL LOCATION – 2 SUITES AVAILABLE

Space **Features**

- Professionally managed second floor office suites available immediately.
- Up to 1,235 +/- SQ FT (non-contiguous).
- Fully air-conditioned suites with plenty of natural light.
- Suitable for Service Organizations, Chiropractic, Psychologist, Insurance/Mortgage Broker, Real Estate, Art Studio and more.
- Plenty of street parking available free of charge.
- Conveniently located in Calgary one block from Macleod Trail, and minutes to Glenmore Trail & Chinook Centre.



Floor Plan



*Floorplan is an approximation and not exactly to scale



UNIT 201



UNIT 204

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UNIT 201



UNIT 204